

***** AGENDA *****
CITY PLANNING COMMISSION
J. MARTIN GRIESEL ROOM
TWO CENTENNIAL PLAZA – SUITE 720
805 CENTRAL AVENUE

May 5, 2017
9:00 AM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MINUTES Consider the minutes of April 21, 2017. (page 2)

CONSENT ITEMS – LEGISLATIVE

ITEM 1 A report and recommendation on the granting of three aerial easements for permanent signage and building floor slabs within the right-of-way at West Second Street and Race Street, located at 44 West Freedom Way in the Central Business District (CBD). (Kerby) (page 6)

DISCUSSION ITEMS – LEGISLATIVE

ITEM 2 A report and recommendation on a proposed change in zoning at 743-767 E. McMillan Street, 2420-2438 Concord Street, and 718-752 Wayne Street from T4N.SF-O and T4N.SF (Neighborhood Small Footprint) to PD (Planned Development) in Walnut Hills. (Peppers) (page 11)

OTHER BUSINESS

DIRECTOR'S REPORT

ADJOURN

PROCEEDINGS OF THE CITY PLANNING COMMISSION

April 21, 2017

Regular Meeting

A regular meeting of the City Planning Commission was held this day at 9 A.M. in the J. Martin Griesel Room of Two Centennial Plaza with the following members present: Chair Daniel DrieHaus, Assistant City Manager Sheila Hill-Christian, Councilmember Amy Murray, Mr. John Eby, and Mr. Byron Stallworth. Ms. Anne Sesler and Dr. vom Hofe were absent.

Also in attendance were: Mr. Marion Haynes, legal counsel, and Department of City Planning staff: Mr. Charles C. Graves III, Ms. Hannah Urbanski, Ms. Lauren Bihl, Ms. Caroline Kellam, Mr. Steve Briggs, and Ms. Bonnie Holman.

Mr. DrieHaus called the meeting to order and asked everyone to join in the Pledge of Allegiance.

The Commission approved the last prior meeting's minutes (April 7, 2017).

Mr. Stallworth made the motion, which Mr. Eby seconded.

Aye: Ms. Hill-Christian, Ms. Murray, Mr. Eby, Mr. Stallworth, and Mr. DrieHaus.

Discussion Agenda - Legislative

Ms. Lauren Bihl presented **Item 1**, a report and recommendation on the relocation of the Lincoln Statue in Lytle Park in the Central Business District. The Department of City Planning staff recommended approval.

Mr. DrieHaus stated that there were no speakers for this item.

The Commission adopted staff's recommendations for Item 1 on the Legislative Discussion Agenda.

Ms. Murray made the motion, which Ms. Hill-Christian seconded.

Aye: Ms. Hill-Christian, Ms. Murray, Mr. Eby, Mr. Stallworth, and Mr. DrieHaus.

Ms. Hannah Urbanski presented **Item 2**, a report and recommendation on a proposed zone change for the properties located at 628, 630, and 632 Neave Street from RM-0.7 (Residential Multi-Family) to MG (Manufacturing General) in Lower Price Hill. The Department of City Planning staff recommended approval.

Mr. Driehaus stated that there were letters of support for this item and that there were no speakers in opposition.

The Commission adopted staff's recommendations for Item 2 on the Legislative Discussion Agenda.

Mr. Stallworth made the motion, which Mr. Eby seconded.

Aye: Ms. Hill-Christian, Ms. Murray, Mr. Eby, Mr. Stallworth, and Mr. Driehaus.

Ms. Caroline Kellam presented **Item 3**, a report and recommendation on a proposed zone change at 806-808 Oak Street from RMX (Residential Mixed) to CN-P (Commercial Neighborhood-Pedestrian) in Walnut Hills. The Department of City Planning staff recommended approval.

Mr. Herbert Washington, Stanton Avenue property owner, stated that he and his brothers owned a lot adjacent to the proposed zone change. He said that they had plans to build a deli on their property in the future. In 1959, when his family purchased the property, he said he believed that there had been an easement to the rear of the property.

Mr. Stallworth stated that there needed to be some clarification and Ms. Hill-Christian asked Mr. Washington if he wanted to maintain the access. Mr. Washington confirmed that he wished to continue the access.

Mr. Greg Warner, of HGC Construction, said that he was not aware of an easement and that it did not show on their surveys.

Mr. Driehaus confirmed that Mr. Washington was a former City of Cincinnati, Department of Community and Economic Development employee.

Mr. Warner stated that they had sent Mr. Washington a letter offering to purchase his property. Mr. Washington said he was not interested in selling the property.

Mr. Driehaus stated that usually those types of conversations took place at the Public Staff Conference. Ms. Kellam said that the easement issue was not raised at that meeting and Mr. Washington had not attended. Mr. Washington responded at the time of the notice he had not believed that the zone change would affect his property. However, when he received the map it appeared that his property may be affected. Mr. Haynes responded that the zone change would not affect his property.

Mr. Stallworth and Mr. Driehaus both expressed concern regarding the easement. Mr. Haynes stated that the zone change would not affect any easement and that easements were between private property owners and the City Planning Commission had no purview. Ms. Murray stated that since the zone change would not affect the easement, she supported proceeding with the zone change.

Mr. Stallworth said that he looked forward to Mr. Washington opening a deli on his property.

The Commission adopted staff's recommendations for Item 3 on the Legislative Discussion Agenda.

Ms. Hill-Christian made the motion, which Ms. Murray seconded.

Aye: Ms. Hill-Christian, Ms. Murray, Mr. Eby, Mr. Stallworth, and Mr. Driehaus.

Ms. Caroline Kellam presented **Item 4**, a report and recommendation on the proposed establishment and construction of a new public facility at 1532-1536 Brewster Avenue in Evanston and the appropriateness of using the building for a public use. The Department of City Planning staff recommended that the City Planning Commission take the following action:

That City Planning Commission make a recommendation to City Council that the City's proposed location and use of the property located at 1532-1536 Brewster Place (King Records) is appropriate. The use will be a public memorial to honor the King Records legacy and a music library to educate the public of its significant contributions to music and culture.

Mr. Driehaus stated that there were letters of support for this item.

Mr. Stallworth asked if there was funding for this project and Ms. Kellam responded that there was money available for the purchase of the property.

Mr. Luke Blocher, of the City Law Department, stated that the City had made an offer to purchase the property for \$350,000. He said that the City Administration had been working on the project for a couple of years. He said that City Council had made a resolution to pursue the project and raised funds. Mr. Greg Koehler, of the Department of Community and Economic Development, stated that the Evanston Community Council supported the project and that it hinged on purchasing the building.

Mr. Tim Burke, of Manley Burke Law Firm representing the property owner, stated that they had sent a letter that was supposed to be included in the staff report and a part of the record. Mr. Driehaus invited Mr. Burke to read the letter, which he did. The letter stated that the owner did

not delay demolition of the building, rather the City prohibited demolition. He said had Mr. Driehaus indicated receipt of the letter, he would not have asked to speak.

Ms. Hill-Christian asked Ms. Kellam if she had received the letter and she acknowledged that she had received the letter on April 17, 2017. Ms. Hill-Christian stated that the Historic Conservation Board (HCB) had voted to delay the demolition and it was her understanding that the owner had not voluntarily delayed demolition of the building.

Mr. Haynes stated that the owner had applied for a demolition permit and the HCB voted to delay the demolition for six months. The property owner agreed to the stipulation and chose not to oppose the HCB decision.

Mr. Burke reiterated that the letter needed to be a part of the record and Mr. Driehaus agreed. Mr. Burke stated that it was not fair that the letter had not originally been included in the record. Mr. Graves responded that the letter would be included in the record. Ms. Murray stressed that the City Planning Commission should receive all communications and that omitting letters should never happen again. Mr. Graves agreed.

The Commission adopted staff's recommendations for Item 4 on the Legislative Discussion Agenda.

Ms. Murray made the motion, which Ms. Hill Christian seconded.

Aye: Ms. Hill-Christian, Ms. Murray, Mr. Eby, Mr. Stallworth, and Mr. Driehaus.

Director's Report

Mr. Graves stated that the Department of City Planning Interns Ms. Hannah Urbanski and Ms. Lauren Bihl would be leaving at the end of April to return to school at the University of Cincinnati. He thanked them for their excellent work.

The meeting adjourned at 10:03 A.M.

Charles C. Graves, III, Director
Department of City Planning

Daniel Driehaus, Chair
City Planning Commission

Date: _____

Date: _____

Honorable City Planning Commission
Cincinnati, Ohio

May 5, 2017

SUBJECT: A report and recommendation on the granting of three aerial easements for permanent signage and building floor slabs within the right-of-way at West Second Street and Race Street, located at 44 West Freedom Way in the Central Business District (CBD).

GENERAL INFORMATION:

Location: 44 West Freedom Way between Race Street and Rosa Parks Street
Owner: Board of County Commissioners of Hamilton County
Owners' Address: 138 East Court Street, Cincinnati, OH 45202

BACKGROUND & ANALYSIS:

The property at 44 West Freedom Way is part of The Banks Phase II development and is located between Race Street and Rosa Parks Street in the Central Business District and is zoned Downtown Development (DD). The proposed aerial easements will serve the apartment building known as the Radius at the Banks.

The easements are minor in area (21.5 square feet, 145.4 square feet, and 26.8 square feet) and are elevated above West Second Street and Race Street right-of-ways. Specifically, the easements will serve the building floor slabs, which extend through the building skin as well as the permanent signage elevated at the corner of Race Street and West Second Street (see attached diagrams and photos). The encroachments will not obstruct vehicular or pedestrian traffic, public utilities, or lighting. The land value of the easements was determined to be \$630. The granting of easements at 44 West Freedom Way will allow for the continued operation and marketing of the Radius at The Banks apartments.

Adjacent property owners as well as the Downtown Residents Council were notified of this item, and no comments have been received to date.

CONSISTENCY WITH PLAN CINCINNATI:

The proposed easements are found to be consistent with the Compete Initiative Area of Plan Cincinnati (2012), with the goal of "cultivating our position as the most vibrant and economically healthiest part of our region" (p. 114) to specifically "focus development on the existing centers of activity" (p. 116).

RECOMMENDATION:

The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

APPROVE the granting of three aerial easements for permanent signage and building floor slabs within the right-of-way at West Second Street and Race Street located at 44 West Freedom Way in the Central Business District (CBD).

Respectfully submitted,



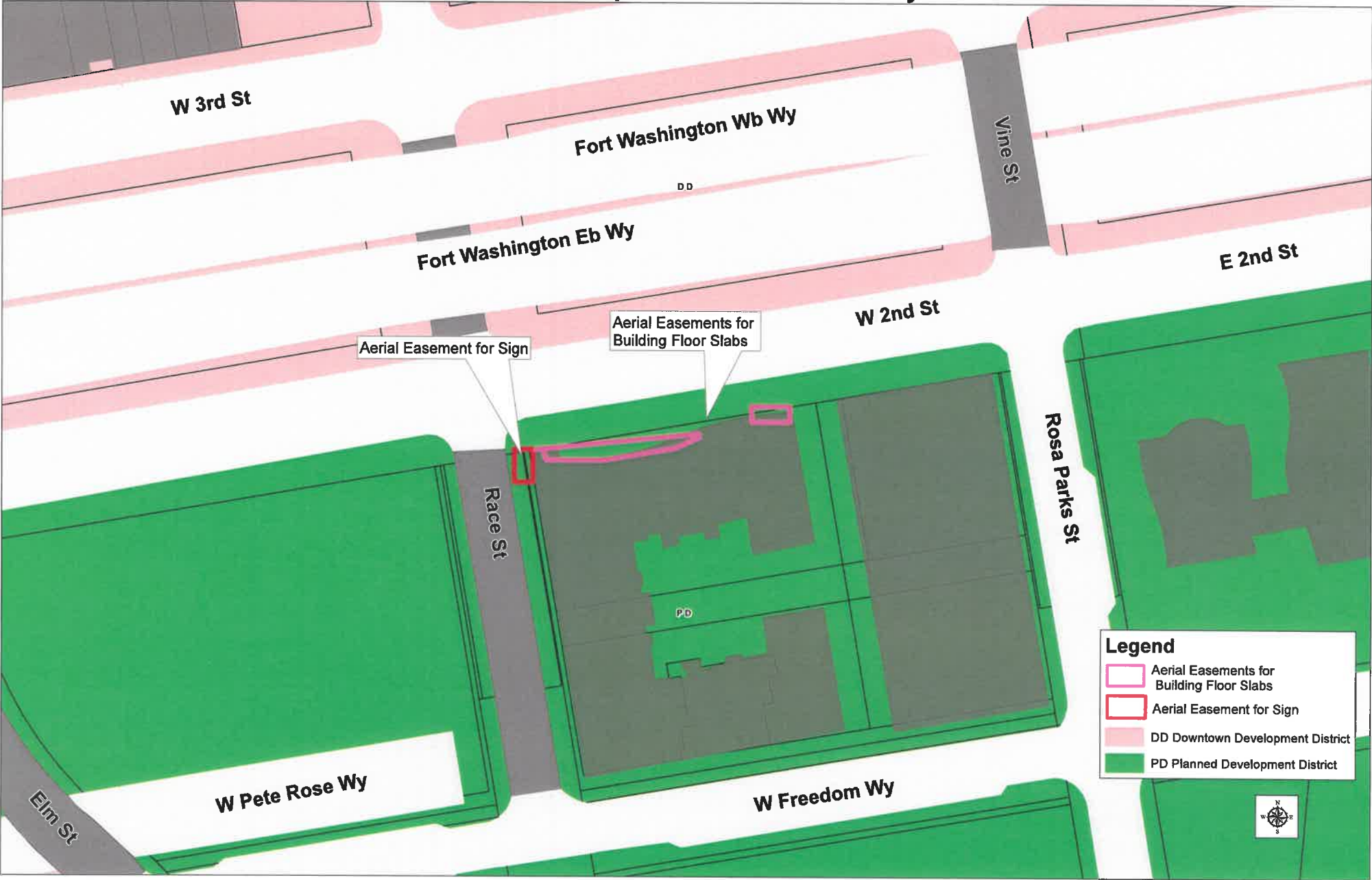
Ann Marie Kerby, AICP, Senior City Planner
Department of City Planning

APPROVED:



Charles C. Graves, III, Director
Department of City Planning

Location Map: 44 West Freedom Way



SECOND STREET (VARIABLE RIGHT-OF-WAY)

RACE ST. AERIAL BUILDING ENCROACHMENT EASEMENT

ELEVATIONS 535.8 to 623.6 ~ 21.5 S.F.

EASEMENT P.O.B.

S09°37'29"E 2.19'

FROM SECOND ST. &
LOT 2B-1A2 N.W.COR.

3rd FLOOR SLAB

3rd FLOOR SLAB

SIGN ON BUILDING
N80°22'31"E 3.80'
N09°37'29"W 5.67'
S80°22'31"W 3.80'

S09°37'29"E 5.67'

N 80°22'31" E 239.50'

GROUND & 2nd FLOOR
BLDG. LINE

N 80°22'31" E 391.92' (RACE TO ROSA PARKS)

S 09°37'29" E 273.00'

Part of LOT 2B-1A2 (RESIDENTIAL LIVING)

ABOVE ELEV. 544.33 (239.50' x 273')

GROUND & 2nd FLOOR
BLDG. LINE

Part of LOT 2B-1A2 (RESIDENTIAL PARKING)

ELEV. 533.33 - 544.33 (391.92' x 273')

RACE STREET (79' R/W)

N 09°37'29" W 273.00'

SCALE IN FEET
0 10 20 40

AERIAL BUILDING ENCROACHMENT EASEMENT on RACE STREET

Adjacent to Lot 2B-1A2

THE BANKS PHASE VIII, P.B.444, PG.91-92

SECTION 17, TOWN 4, FRACTIONAL RANGE 1
CINCINNATI TWP., CITY OF CINCINNATI, HAMILTON CO., OHIO

BUILDING FEATURE HORIZONTAL LOCATIONS ARE BASED ON FIELD SURVEY; ELEVATIONS ARE PER PLANS PROVIDED BY CLIENT. EASEMENT LINES ARE 0.5+ FEET OUTSIDE THE FEATURE LOCATIONS, HORIZONTALLY & VERTICALLY. ELEVATIONS ARE IN RELATION TO PODIUM LEVEL ELEVATION OF 515.0.

BEARINGS & ELEVATIONS ARE BASED ON THE BANKS SUB. PHASE VIII, P.B.444, PG.91-92, H.C.R.O., WHICH IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83) & THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD1929).



McGill Smith Punshon, Inc.

3700 Park 42 Drive • Suite 190B

Cincinnati, Ohio 45241-2097

Tel 513.759.0004 • Fax 513.563.7099

www.mcgillsmithpunshon.com

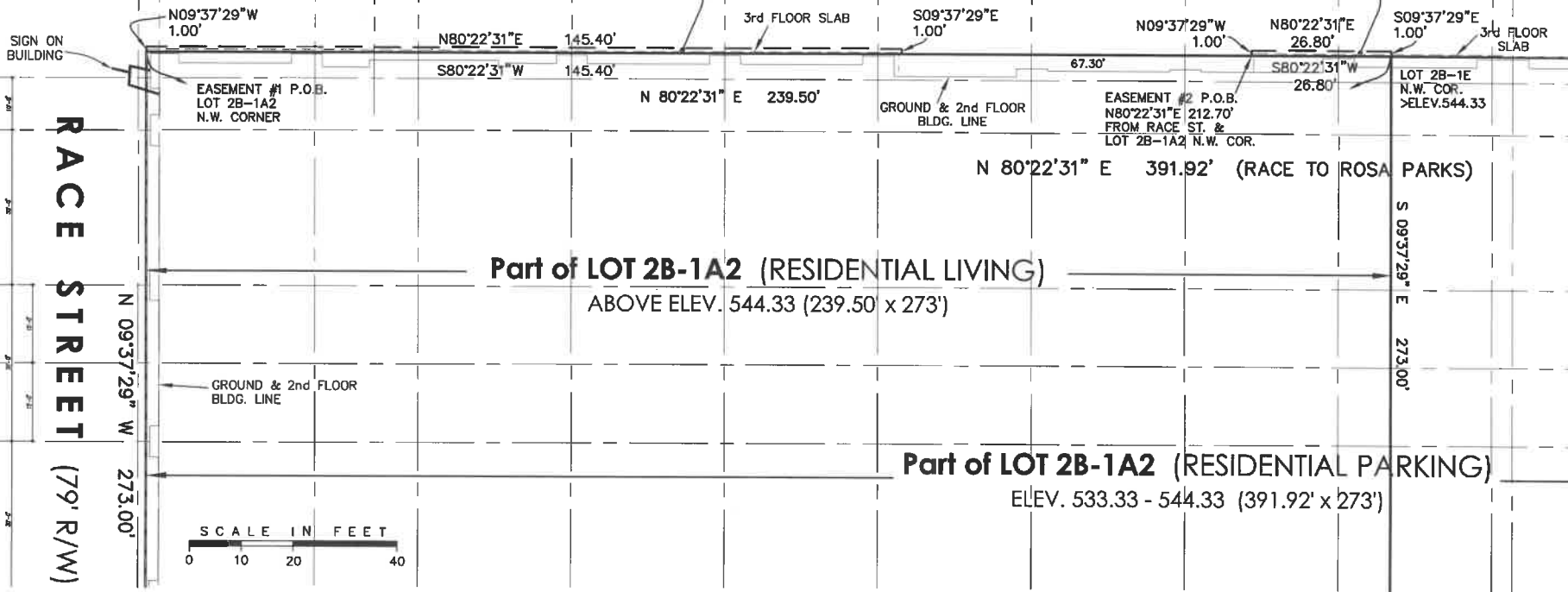
Drawn By	RIG	Date	SEPTEMBER 8, 2016	Project No.	99327.48	Sheet No.	
Project Mgr.	RDN	Scale	1" = 20'	Points D.B.	99327		1 / 1
CAD	99327483-EAS-Lot2B-1A2	X-Ref.		N/A	File No.	99327	

SECOND STREET (VARIABLE RIGHT-OF-WAY)

W19 W20 W21 W21.5 W22 W23 W24 W25 W26 W27 W28 W29 W30

**2nd ST. AERIAL BUILDING
ENCROACHMENT EASEMENT #1
ELEVATIONS 542.3 to 545.5 ~ 145.4 S.F.**

**2nd ST. AERIAL BUILDING
ENCROACHMENT EASEMENT #2
ELEVATIONS 542.3 to 545.5 ~ 26.8 S.F.**



RACE STREET (79' R/W)

Part of LOT 2B-1A2 (RESIDENTIAL LIVING)
ABOVE ELEV. 544.33 (239.50' x 273')

Part of LOT 2B-1A2 (RESIDENTIAL PARKING)
ELEV. 533.33 - 544.33 (391.92' x 273')



AERIAL BUILDING ENCROACHMENT EASEMENTS on Second Street

Adjacent to Lot 2B-1A2
THE BANKS PHASE VIII, P.B.444, PG.91-92

SECTION 17, TOWN 4, FRACTIONAL RANGE 1
CINCINNATI TWP., CITY OF CINCINNATI, HAMILTON CO., OHIO



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MAPS AND EXHIBITS

(Field Inspection)



2nd Street @ Race viewing the Radius Project facing SE



West 2nd Street right of way



Race Street ROW



Two aerial needed for 3rd Floor slab encroachments



Radius Sign and corner encroachment



Close up of 21.5 SF easement at corner

{00221607-1}

Honorable City Planning Commission
Cincinnati, Ohio

May 5, 2017

SUBJECT:

A report and recommendation on a proposed change in zoning at 743-767 E. McMillan Street, 2420-2438 Concord Street, and 718-752 Wayne Street from T4N.SF-O and T4N.SF (Neighborhood Small Footprint) to PD (Planned Development) in Walnut Hills.

GENERAL INFORMATION:

Location: The subject properties (743, 745, 747, 749, 755, 763, 767, E. McMillan Street; 2420, 2438 Concord Street; and 718, 720, 722, 724, 726, 728, 734, 742, 744, 750, 752 Wayne Street are located west of the intersection of E. McMillan Street and Gilbert Avenue (see attached map).

Property: City of Cincinnati;

Owners: Hamilton County Land Reutilization Corporation (Port Authority);
Nassau Avenue Investments LLC (The Model Group);
MTNME LLC (The Model Group)

Developer: Milhaus, 460 Virginia Avenue, Indianapolis, IN 46206

Request: To change the zoning of the subject properties from T4N.SF-O and T4N.SF (Neighborhood Small Footprint) to PD (Planned Development). This would allow for the developer to construct a mixed-use residential and commercial development with 124 new market-rate multi-family rental housing units and some commercial space fronting E. McMillan Street. The proposed development will consist of three total buildings, with the mixed-use building fronting E. McMillan Street and the other two exclusively multi-family buildings fronting Wayne Street. The remaining open area of the site will be used for parking, landscaping, and green space.

BACKGROUND:

The subject properties are currently zoned T4N.SF-O and T4N.SF (Small Footprint) which are zoning designations within the Form-Based Code chapter of the Land Development Code. In 2012, there was a Neighborhood Charrette for Form-Based Code visioning with four neighborhoods, including Walnut Hills. At that time, the neighborhood's vision for this particular area and site was a smaller-footprint development. Over the past five years, the Walnut Hills Redevelopment Foundation (WHRF) has been working to secure a developer interested in bringing a mixed-use development to this site due to the large vacancy that exists on their main street of E. McMillan near Gilbert Avenue. Milhaus, based out of Indianapolis, Indiana, has proposed a development for the site that is slightly larger than what the existing Form-Based Code districts permit. The proposed development would fit closer with the adjacent zoning of T5MS (Main Street), but even then would still require significant variances from the Zoning Hearing Examiner. For this reason, the developer has requested a zone change to make the overall site a Planned Development (PD) so there would not be a need to request variances following the zone change. They also cited that since the original visioning for this area happened five years ago, that going through the zone change process to a Planned Development would re-engage the residents and property owners of Walnut Hills as well as the Walnut Hills Area Council, Walnut Hills Business Group, and the WHRF.

ADJACENT LAND USE AND ZONING:

The property to be rezoned is 2.724 acres and is located to the west of the intersection of E. McMillan Street and Gilbert Avenue in Walnut Hills. The site's zoning is within the Form-Based Code and is a mix of T4N.SF-O and T4N.SF (Small Footprint). The "O" means "Open" which permits more types of uses.

The existing zoning and land use surrounding the property is as follows:

North: T4N.SF-O and T5MS; vacant land and greenspace

East: T4N.SF-O and T4N.SF; commercial (Fireside Pizza) and mixed-use

South: T4N.SF; residential

West: T4N.SF; mixed-use

PROPOSED DEVELOPMENT:

The proposed development, which will be called "*Firehouse Row*," will include 124 new market-rate rental housing units and 4,420 square feet of retail/commercial space. The overall development is proposed to have three new buildings, one mixed-use fronting E. McMillan Street and two multi-family fronting Wayne Street. Building 1 (a 4-story tall structure fronting E. McMillan Street) will have 64 housing units with a mix of studios, 1-bedroom, 2-bedroom, 2-bedroom townhomes at street-level, and 4,420 square feet of retail/commercial space. Building 2 (a 3-story tall structure fronting Wayne Street directly behind Building 1) will be only residential with 30 total units of a mix of studios, 1-bedroom, and 2-bedrooms. Building 3 (a 3-story tall structure fronting Wayne Street immediately west of Building 2) will be only residential with 30 units of a mix of studios, 1-bedroom, and 2-bedrooms. Of the 124 total units, there will be 18 studios, 73 1-bedroom units, 28 2-bedroom units, and 5 2-bedroom townhomes.

Total unit types for Buildings 1, 2, and 3 include the following:

Floor	1st	2nd	3rd	4th	Total
Studio	4	6	6	2	18
1-Bedroom	6	23	28	16	73
2-Bedroom	2	12	12	2	28
2-Bedroom TH	5	0	0	0	5
Total	17	41	46	20	124

Density calculations include the following:

	Building 1	Building 2	Building 3
Square Footage	17,779	8,489	9,719
Lot Area (SF)	34,940	19,638	22,068
Floor Area Ratio (FAR)	0.51	0.43	0.44
Impervious (SF)	32,085	16,923	18,654
Imp. Surf. Ratio (ISR)	0.92	0.86	0.85

On-site parking includes the following:

	Building 1	Building 2	Building 3	Total
Garage	18	12	14	44
Surface	32	20	14	66
Accessible	2	2	2	6
Total	52	34	30	116

On-street parking surrounding the development includes the following (however the Department of Transportation and Engineering (DOTE) explains in their email communication that on-street parking should not be considered in the accounting of spaces for the development):

	Building 1	Building 2	Building 3	Total
Abutting	11	8	7	26

Bicycle parking includes the following:

Interior	49
Exterior	12
Total	61

Vehicular entry and exits are proposed to be located on Kenton and Concord Streets. The site perimeter will be surrounded by the proposed buildings, fencing, and landscaping. A main community entrance is proposed to be near the corner of E. McMillan and Concord Streets with individual building entries along Wayne Street.

The proposed buildings will be all wood frame construction with flat roofs. The exterior façades of the buildings will be a mix of brick and cement fiber board. The proposed development will be constructed in one phase and will include an estimated time of two years for construction. Construction is proposed to begin in the November 2017 and end in November 2019.

BASIC REQUIREMENTS OF A PLANNED DEVELOPMENT DISTRICT:

According to §1429-05 of the Cincinnati Zoning Code, *Basic Requirements*, PD Districts and development within PD Districts must comply with the following:

- a. **Minimum Area** – The minimum area of a PD District is 2 contiguous acres. *The proposed PD District is 2.724 contiguous acres in total.*
- b. **Ownership** – Evidence that the applicant has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development are required. *The four owners of the properties all have been working with the City, the WHRF, and the developer Milhaus on the proposed development and have submitted letters of support for this zone change request. The entirety of the site will be under one owner during the process of development.*
- c. **Multiple Buildings on a Lot** – More than one building is permitted on a lot. *The proposed development has a total of 3 buildings on 24 parcels.*
- d. **Historic Landmarks and Districts** – Whenever a Planned Development application is filed for a property wholly or partially located within a historic landmark, historic district or involving a historic structure, the Historic Conservation Board shall advise the City Planning Commission relating to approval of the Final Development Plan. *Some portions of the proposed site are within the Peebles Corner National Register Historic District and if any federal funding is involved, a Section 106 review would be necessary for the new construction.*
- e. **Hillside Overlay District** – Whenever a Planned Development application is filed for a property wholly or partially located within a Hillside Overlay District, the City Planning Commission shall approve the Final Development Plan. *The site is not located within a Hillside Overlay District.*
- f. **Urban Design Overlay District** – Whenever a Planned Development application is filed for a property wholly or partially located within an Urban Design Overlay District, the City Planning Commission shall approve the Final Development Plan. *The site is not located within an Urban Design Overlay District.*

CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT:

According to §1429-09 of the Cincinnati Zoning Code, *Concept Plan and Development Program Statement*, a petition to rezone property to a PD district must have a concept plan and development program statement included. The concept plan and development program statement include text and diagrams that specify the following:

- a. **Plan Elements** – A survey of the tract to be developed, providing a metes and bounds description of the property and the survey of property lines and total acreage. Additionally, the plan should include the location in general terms, of land areas to be developed, including: type and description of proposed land uses, buildings and structures; street rights-of-way and driveways; parcel boundaries and proposed lots, including set back lines; building heights; pedestrian circulation systems and open space or other facilities; and proposed topography, drainage, landscaping and buffer plantings. *The applicant has submitted a survey of the site, a site plan, floor plans, and elevations consisting of the plan elements stated (see attached).*
- b. **Ownership** – Evidence that the applicant has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development. *The four owners of the properties all have been working with the City, the WHRF, and the developer Milhaus on the proposed development and have submitted letters of support for this zone change request. The entirety of the site will be under one owner during the process of development.*
- c. **Schedule** – Time schedule of projected development, if the total site is to be developed in phases or if construction is to extend beyond a two year time period. *The proposed development will be constructed in one phase and will include an estimated time of two years for construction. Construction is proposed to begin in the November 2017 and end in November 2019.*
- d. **Preliminary Reviews** – A preliminary review of geo-technical, sewage, water, drainage and refuse collection. *A pre-development conference with the City was held on March 21, 2017 and the developer has continued discussions with other City Departments. The developer has met or been in contact with the City's Department of Buildings and Inspections (B&I), Department of Transportation and Engineering (DOTE), Metropolitan Sewer District (MSD), Greater Cincinnati Water Works (GCWW), and Duke Energy. DOTE originally had several concerns that the developer has since addressed following the predevelopment conference. DOTE has indicated several concerns with the revised proposal that do not necessarily impact the zone change, but will need to be addressed prior to Final Development Plan submission (see attached communication). To ensure that all proposed infrastructure is sufficient, Department of City Planning Staff will circulate the Final Development Plan to City Departments upon submission. A geo-technical is in process and being reviewed, but the developer is expecting issues related to suitable soils as the City previously demolished the site by backfilling into the basements of the previous structures. Attached are all of the submitted preliminary reviews by the developer.*
- e. **Density and Open Space** – Calculations of density and open space area. *Density calculations can be seen above in the "Proposed Development" section of this staff report. The site will have very little open space, which can be seen on the site plan.*

PUBLIC COMMENT:

The WHRF reached out to the four single-family home property owners directly adjacent to the proposed development since this will directly affect them. A meeting was held with them on April 12, 2017 where the proposed development was discussed in detail between the property owners, Milhaus, and the WHRF. It is of Planning Staff's understanding that there were no comments of opposition at that time.

The Walnut Hills Area Council had a monthly meeting on April 13, 2017 where Milhaus and the WHRF presented the proposed development and asked the Community Council for a vote in support or opposition of the proposed zone change request. The topic of affordable housing inclusion dominated the conversation at the Walnut Hills Area Council meeting because the proposed development is market-rate with no affordable housing. Kevin Wright, the Executive Director of the WHRF, explained that there was no affordable housing included in this particular proposed development, but there were several other nearby future developments coming that would include mixed income and affordable housing units. He also explained that the recently approved Walnut Hills Reinvestment Plan (2017) calls for affordable housing units in targeted areas within the Walnut Hills neighborhood. At the conclusion of the presentation and a question and answer session, the Walnut Hills Area Council unanimously voted to support the proposed zone change with zero no votes and one abstention.

The Department of City Planning Staff held a public staff conference regarding the proposed zone change on April 20, 2017. Notices of the public staff conference were sent on April 6, 2017 to the Walnut Hills Area Council and all property owners within a 400-foot radius of the proposed development site. Six community members were in attendance in addition to representatives from Milhaus (developer), Calfee (attorney for the developer), WHRF, and the City of Cincinnati. Attendees were interested in understanding more about the proposed development and future development in the neighborhood as a whole. There were no comments of opposition.

A joint letter was sent to the Department of City Planning dated April 20, 2017 from the WHRF, Walnut Hills Area Council, and Walnut Hills Business Group in support of the requested zone change citing that the development will have a positive impact on the momentum in Peebles Corner. The joint letter is attached to this staff report.

The Walnut Hills Area Council and property owners within the 400-foot radius of the subject property were also notified on April 21, 2017 of the City Planning Commission meeting scheduled for May 5, 2017.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed zone change is consistent with Plan Cincinnati, particularly with the Live Initiative Area to “Provide a full spectrum of housing options” (p. 64). In the Live Initiative Area, it is also consistent with the Strategies to “become more walkable” (page 157), “support and stabilize our neighborhoods” (page 160), “provide quality healthy housing for all income levels” (page 165), and “offer housing options of varied sizes and types for residents at all stages of life” (page 169). In the Compete Initiative Area, it is consistent with the Strategy to “target investment to geographic areas where there is already economic activity” (page 115). The proposed development would bring 124 new market-rate residential units and 4,420 square feet of retail/commercial space.

Plan Cincinnati’s Geographic Principles specifically identify this area in Walnut Hills as a “Neighborhood Center” and a “Center of Activity” (pages 86-87). The principle is to “focus revitalization on existing centers of activity” (page 86). This part of Walnut Hills is classified in the Plan as a “Traditional Neighborhood” which means it includes a main street within a short walking distance from a large percentage of homes and is an interconnected network of streets that are small to medium block sizes and had a lot of small footprint, medium-density housing types (page 88). Walnut Hills is specifically identified as a neighborhood center that needs to “Transform” to reach its full potential. The primary objective for “Transform” neighborhood centers is to target major opportunities for large-scale changes,

such as infill, redevelopment, and public improvements (character of the area is intended to completely change) (page 90). This proposed development is directly consistent with this Geographic Principle of Plan Cincinnati.

Walnut Hills Reinvestment Plan (2017)

The proposed zone change and development are consistent with the Walnut Hills Reinvestment Plan ("Plan") in general. The Plan's housing market analysis states that "Walnut Hills is home to many of the young urban professional market segments found in other competitive neighborhoods including Northside, Over-The-Rhine, Clifton, and Oakley. There could be opportunities to attract more of these types of households to Walnut Hills if the neighborhood continues to improve marketability and offer the types of housing that are attractive to these groups. These groups tend to have higher incomes and can afford newly constructed (or rehabilitated) market rate construction. Given the cost of construction and increasing housing demand, new construction will likely not be affordable to many existing residents without subsidy" (page 30).

The Plan's retail market analysis states that "Based on current household buying power, every 100 households living in the North subarea can support 3,400 square feet of retail, while every 100 households living the Southeast subarea can support 9,100 square feet of retail. There are just under 10,000 workers (part- and full-time) in Walnut Hills and an additional 24,000 workers when considering the areas within a roughly five-minute drive of Peebles Corner. Their spending on coffee, lunch, and other daily needs supports approximately 100,000 square feet of retail. An improved retail environment in Walnut Hills could allow for the capture of a greater portion of this demand. Recent listings show that retail spaces in more established retail environments around Walnut Hills are leasing for between \$15.50 and \$19.00 per square foot. Initial lease rates in an emerging Walnut Hills retail district likely need to be lower in order to be competitive" (page 34).

The Plan specifically calls for three areas of Walnut Hills to focus development resources, including Peebles Corner, Lincoln Avenue, and Buena Vista. This proposed zone change and development falls within the Peebles Corner area and is consistent with the Plan. For this area, the Plan specifically states "Continued investments in this area are intended to build upon previous revitalization efforts that include streetscaping along East McMillan, Trevarren Flats, the future Paramount Building redevelopment, Fireside Pizza, and Five Points Alley. This area has the most visibility and pedestrian activity and future investment should continue to enhance the retail environment and parking access and increase the number of higher-density residential units. Residential development should include a mix of rehab and new construction in mixed-use and residential buildings. Firehouse Row: a mix of market-rate apartments and ground-floor retail will be developed along McMillan and Wayne Streets in 2017" (pages 54-57). The Plan calls for a second phase of the Firehouse Row development, specifically "Firehouse Row Phase II: A second side of Green Man Park will be developed in the completion of Firehouse Row. This mixed-use, mixed-income development transitions in scale from five stories along McMillan to three stories along Stanton and Hemlock. Options exist to retain the daycare and corner store or to include them in the redevelopment" (pages 58-59).

Finally, the Plan supports a zone change for this development site to allow the proposed development to move forward (page 88).

ADDITIONAL ANALYSIS:

At the time of the Form-Based Code visioning process with the neighborhood, a development of a small footprint was desired in general. After further analysis, a larger scale development that is permitted in the adjacent zoning of T5MS (Main Street) was desired, but would still require significant variances. For this reason, the Planned Development (PD) was applied for in order to get all approvals within the zone change process. If the applicant changed the zoning to T5MS (Main Street) under the current proposal, variances related to lot width, front and side setbacks, ground floor finish level and ceiling height, ground floor depth, and curbcuts would need to be requested from the Zoning Hearing Examiner.

The applicant also cited that since the original visioning for this area happened five years ago, that going through the zone change process to a Planned Development would re-engage the residents and property owners of Walnut Hills as well as the Walnut Hills Area Council, Walnut Hills Business Group, and the WHRF. More extensive community engagement is always a positive thing when it comes to any new large-scale transformational projects in our neighborhoods.

The City's Department of Transportation and Engineering (DOTE) has been involved with the proposed development since the onset of the discussion. Originally, the applicant wanted the City to vacate Lindsay Alley so they could turn that into a private alley, to which DOTE objected. The applicant has recently abandoned that idea and DOTE is pleased with that change. DOTE had a few other comments related to the proposed development that will need to be addressed as the design progresses, but they do not necessarily impact the ability to obtain a zone change at this time. An email communication with those comments is attached to this staff report and will need to be resolved prior to the Final Development Plan approval.

Leading up to the pre-development conference, the developer had programed a one-to-one ratio of parking spaces (124) to units (124). This included both private garage and surface spaces throughout the development. After receiving feedback from DOTE and the Fire Department regarding site access and the ability for a fire truck to pull through the site, appropriate number of handicap accessible spaces per building and buffering, the proposal lost approximately 8 parking spaces. The total number of spaces onsite is still well within the current zoning requirements of both the existing T4N.SF and T4N.SF-O and also T5MS (approximately 73.5 and 59.2 spaces respectively would be required). Current parking totals do not account for additional on-street parking spaces that abut the property. DOTE made it clear in their communications with the developer that on-street parking numbers should not be considered in the accounting of spaces for the development. The developer is also proposing ample bicycle parking (61). One other issue related to parking that was discussed at the pre-development conference was there was not dedicated off-street parking for the retail/commercial spaces. If the subject properties were zoned T5MS, then there would not be any parking spaces required for retail/commercial uses less than 5,000 square feet; therefore, no parking spaces would be required. The developer identified a public off-street parking lot within 600 feet of the development and opportunities for on-street parking abutting the subject properties.

As previously mentioned in the public comment section of this staff report, the lack of affordable housing in this proposed development was worrisome to a few in the neighborhood. The Department of City Planning Staff understands that there are several nearby future developments that the WHRF is working on that will include mixed income and affordable housing units. The recently approved Walnut Hills Reinvestment Plan (2017) calls for affordable housing units in targeted areas within the Walnut Hills neighborhood, which the Walnut Hills neighborhood and the City supports.

CITY PLANNING COMMISSION ACTION:

According to §1429-11(a) of the Cincinnati Zoning Code, the City Planning Commission may recommend approval or conditional approval, with restrictions on the establishment of a PD District on finding that all of the following circumstances apply:

1. The PD concept plan and development program statement are consistent with applicable plans and policies and is compatible with surrounding development;

The proposed development is compatible with the surrounding land use patterns. Adjacent uses include small businesses, greenspace, and single-family and multi-family housing nearby.

2. The PD concept plan and development program statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved;

The concept plan proposes a design that allows for a primarily residential use with some retail/commercial space in a mixed-use area of Walnut Hills. The base zoning district regulations are mainly for smaller footprint developments, whereas the proposed development is 3 buildings of a larger-scale.

3. Deviations from the base district regulations applicable to the property at the time of the PD application are justified by compensating benefits of the PD concept plan and development program statement;

The proposed land use for this property will provide housing and retail/commercial on a mostly vacant site on the main street within the Walnut Hills neighborhood. The proposed development would not be permitted as-is without variances under the existing mixture of zoning districts.

4. The PD concept plan and development program statement includes adequate provisions for utility services, refuse collection, open space, landscaping, buffering, pedestrian circulation, and traffic circulation, building design and building location.

All aspects are covered in the Concept Plan and Development Program Statement as submitted or will be detailed in the Final Development Plan.

FINAL DEVELOPMENT PLAN:

Pursuant to Section 1429-13 *Final Development Plan*, a final development plan and program statement would be submitted to City Planning Commission after approval of the concept plan and Planned Development (PD) designation by City Council.

A final development plan must be filed for any portion of an approved concept plan that the applicant wishes to develop and this plan must conform substantially to the approved concept plan and development program statement. The final development plan requirements anticipate changes from the concept plan by requiring significantly more detail. Approval of the final development plan would allow the developer to obtain building permits. The process allows the City Planning Commission to authorize Staff to approve minor amendments that might become necessary and outlines the process for major amendments that must be reviewed and approved.

FINDINGS:

It is the opinion of Staff of the Department of City Planning that the Concept Plan and Development Program Statement for the proposed Planned Development is in compliance with the requirements of a PD District §1429-05 and §1429-11(a) *City Planning Commission Action*. The proposal is consistent with the purpose of the Planned Development District Regulations.

RECOMMENDATION:

The Staff of the Department of City Planning recommends that the City Planning Commission take the following action:

1. **ACCEPT** the Concept Plan and Development Program Statement as submitted and;
2. **ADOPT** the Department of City Planning Findings as detailed in this staff report and;
3. **APPROVE** the proposed change in zoning at 743-767 E. McMillan Street, 2420-2438 Concord Street, and 718-752 Wayne Street from T4N.SF-O and T4N.SF (Neighborhood Small Footprint) to PD (Planned Development) in Walnut Hills.

Respectfully Submitted:

Approved:

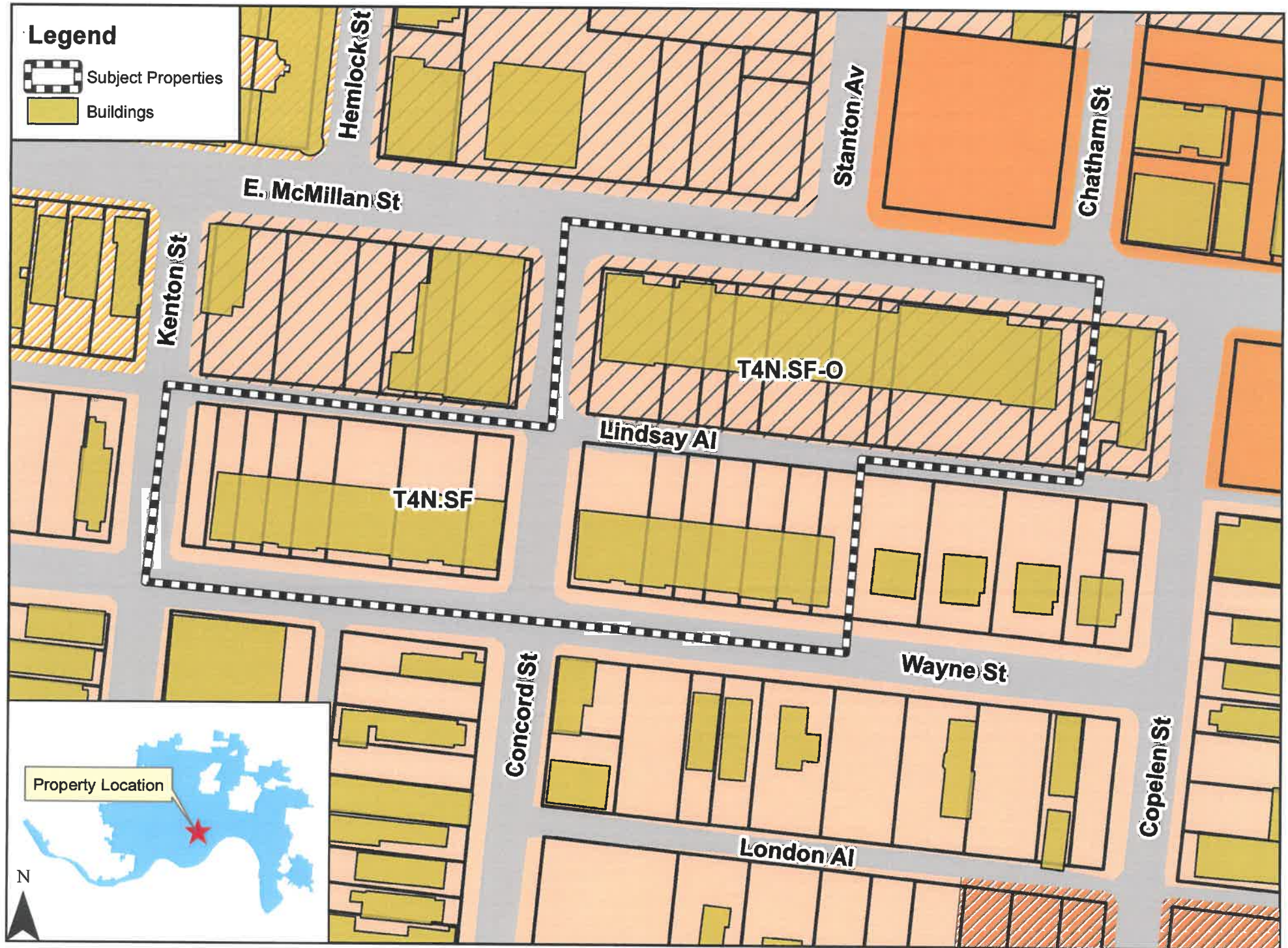
A handwritten signature in dark ink, appearing to read 'Alex Peppers', with a long, sweeping horizontal line extending to the right.

Alex Peppers, AICP, Senior City Planner
Department of City Planning

A handwritten signature in dark ink, appearing to read 'Charles C. Graves III', with a stylized 'III' at the end.

Charles C. Graves, III, Director
Department of City Planning

Proposed Zone Change from T4N.SF-O and T4N.SF (Neighborhood Small Footprint) to PD (Planned Development) in Walnut Hills




Proposed Zone Change from T4N.SF-O and T4N.SF (Neighborhood Small Footprint) to PD (Planned Development) in Walnut Hills





April 5, 2017

To: Charles Graves
From: Oscar Bedolla 
Subject: **Requesting Zone Change to Planned Development**

DCED is requesting that the Planning Department create a staff report and make recommendations for a Planned Development in the 700-750 blocks of E. McMillan and Wayne Streets in the Walnut Hills neighborhood. The Walnut Hills Redevelopment Foundation (WHRF) will act as the co-applicant.

PROJECT SITE

The Project Site consists of 23 parcels in the 750-700 blocks of McMillan and Wayne Streets in Walnut Hills, containing 1.76 acres. The property is currently zoned T4N.SF.

PROPOSED DEVELOPMENT

WHRF has partnered with Milhaus Development, LLC to construct a mixed-use residential and commercial development containing approximately 120 new residential units and 4,000 sf of new commercial space. The development will consist of three buildings, one mixed-use and two multifamily, on two lots.

ZONE CHANGES NEEDED

DCED and WHRF are requesting that the Planning Department make recommendations to change the zoning for the Project Site from T4N.SF to a Planned Development encompassing the entire Project Site, which would allow the developer to construct the improvements substantially as proposed in the attached site plan. An extension of the T5MS transect which exists to the east of the Project Site was initially proposed but would still require significant variances to accommodate lot width and depth, as well as building form.

Attachment:

- I. Copy of Zone Change Application
- II. Site Plan and Building Elevations
- III. Zone Change Plat
- IV. Letters of Support from Additional Property Owners (HCLRC and Nassau Ave Investments, LLC)

Copy: Alex Peppers

Petition for Change of Zoning of Property

Located in the City of Cincinnati, Ohio

To: The Honorable Council of the City of Cincinnati Date: 2/24/17

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the T4N.SF to the PD Zone District.

Location of Property: Located in the neighborhood of Walnut Hills at the corners of Concord St and E McMillan St, Concord St and Wayne St, and Kenton St and Wayne St:

2438 Concord Street	City of Cincinnati	068-0003-0157-00
743 McMillan Ave	City of Cincinnati	068-0003-0158-00
745 McMillan Ave	City of Cincinnati	068-0003-0241-00
747 McMillan Ave	City of Cincinnati	068-0003-0159-00
749 McMillan Ave	City of Cincinnati	068-0003-0160-00
755 McMillan Ave	City of Cincinnati	068-0003-0162-00
763 McMillan Ave	City of Cincinnati	068-0003-0164-00
767 McMillan Ave	City of Cincinnati	068-0003-0169-00
718 Wayne Street	Nassau Avenue Investments LLC	068-0003-0251-00
720 Wayne Street	Nassau Avenue Investments LLC	068-0003-0073-00
722 Wayne Street	Nassau Avenue Investments LLC	068-0003-0074-00
724 Wayne Street	Nassau Avenue Investments LLC	068-0003-0075-00
726 Wayne Street	Firehouse Row Holdings, LLC (WHRF)	068-0003-0076-00
728 Wayne Street	Firehouse Row Holdings, LLC (WHRF)	068-0003-0077-00
734 Wayne Street	Hamilton County Land Reutilization Corporation	068-0003-0079-00
734 Wayne Street	Hamilton County Land Reutilization Corporation	068-0003-0081-00
2420 Concord Street	City of Cincinnati	068-0003-0144-00
742 Wayne Street	City of Cincinnati	068-0003-0254-00
744 Wayne Street	City of Cincinnati	068-0003-0146-00
750 Wayne Street	City of Cincinnati	068-0003-0147-00
750 Wayne Street	City of Cincinnati	068-0003-0148-00
750 Wayne Street	City of Cincinnati	068-0003-0149-00
752 Wayne Street	City of Cincinnati	068-0003-0150-00



LEESMAN ENGINEERING & ASSOCIATES

2720 Topichills Dr. ♦ Cincinnati, OH 45248 ♦ Phone: 513-417-0420 ♦ Email:
Email@Leesmanengineering.com

ZONE LEGAL
2.724 ACRES
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

A PARCEL OF LAND BEING IN SECTION 7, TOWNSHIP 3, FRACTION RANGE 2, STATE OF OHIO, COUNTY OF HAMILTON, CITY OF CINCINNATI, AND BEING PART OF STEPHEN KEMPER SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 272 AND KEMPER'S SUBDIVISION RECORDED IN PLAT BOOK 1, PAGES 12-15 (ALL REFERENCES TO DEEDS, MICROFICHE, PLATS, SURVEYS, ETC. REFER TO THE RECORDS OF THE HAMILTON COUNTY RECORDER'S OFFICE, UNLESS NOTED OTHERWISE) AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE CENTERLINE OF KENTON STREET (50' R/W) AND THE CENTERLINE OF WAYNE STREET (50' R/W);

THENCE ALONG THE CENTERLINE OF WAYNE STREET (50' R/W) THE FOLLOWING THREE (3) CALLS:

- 1) S84° 29' 54"E A DISTANCE OF 245.74 FEET TO A POINT;
- 2) S84° 24' 00"E A DISTANCE OF 49.98 FEET TO A POINT;
- 3) S83° 45' 26"E A DISTANCE OF 194.32 FEET TO A POINT;

THENCE LEAVING SAID CENTERLINE N05° 52' 39"E A DISTANCE OF 136.29 FEET TO A POINT IN THE CENTERLINE OF LINDSAY ALLEY (20' R/W);

THENCE S83° 55' 54"E ALONG THE CENTERLINE OF LINDSAY ALLEY (20' R/W) A DISTANCE OF 150.00 FEET TO A POINT;

THENCE LEAVING SAID CENTERLINE N05° 52' 52"E A DISTANCE OF 141.40 FEET TO A POINT IN THE CENTERLINE OF E. McMILLAN STREET (60' R/W);

THENCE ALONG THE CENTERLINE OF E. McMILLAN STREET (60' R/W) THE FOLLOWING TWO (2) CALLS:

- 1) N83° 55' 12"W A DISTANCE OF 344.09 FEET TO A POINT;
- 2) N83° 26' 10"W A DISTANCE OF 25.36 FEET TO THE INTERSECTION OF THE CENTERLINE OF E. McMILLAN STREET (60' R/W) AND THE CENTERLINE OF CONCORD STREET (50' R/W);

THENCE ALONG THE CENTERLINE OF CONCORD STREET (50' R/W) S05° 52' 38"W A DISTANCE OF 142.24 FEET TO THE INTERSECTION OF THE CENTERLINE OF CONCORD STREET (50' R/W) AND THE CENTERLINE OF LINDSAY ALLEY (20' R/W);

THENCE ALONG THE CENTERLINE OF LINDSAY ALLEY (20' R/W) THE FOLLOWING TWO (2) CALLS:

- 1) N84° 11' 14"W A DISTANCE OF 25.13 FEET TO A POINT;
- 2) N84° 29' 54"W A DISTANCE OF 245.57 FEET TO THE INTERSECTION OF THE CENTERLINE OF LINDSAY ALLEY (20' R/W) AND THE CENTERLINE OF KENTON STREET (50' R/W);

THENCE ALONG THE CENTERLINE OF KENTON STREET (50' R/W) S05° 50' 03"W A DISTANCE OF

135.01 FEET TO THE INTERSECTION OF THE CENTERLINE OF KENTON STREET (50' R/W) AND THE CENTERLINE OF WAYNE STREET (50' R/W) AND THE TRUE POINT OF BEGINNING;

SAID PARCEL OF LAND CONTAINING 2.724 ACRES, MORE OR LESS, SUBJECT HOWEVER TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND EASEMENTS CONTAINED IN ANY INSTRUMENT OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND. THIS DESCRIPTION WAS PREPARED FROM A FIELD SURVEY PERFORMED BY STEVEN J. LEESMAN OHIO LICENSE #8352 ON DECEMBER 7, 2016 WITH BEARINGS BASED UPON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83. ALL PINS SET ARE 5/8" X 36" WITH CAP S.J. LEESMAN 8352.

Steven J. Leesman 2-22-17
STEVEN J. LEESMAN DATE
OH#8352



February 23, 2017

Mr. Alex Peppers
Planning Department – City of Cincinnati
805 Central Ave., Suite 700
Cincinnati, Ohio 45202

Re: Fire House Row Development

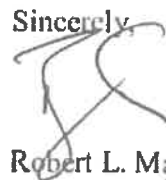
Dear Mr. Peppers:

I am writing you as the property owners at 718-724 Wayne Street in support of the Walnut Hills Redevelopment Foundation and the City of Cincinnati's application for zone change to PD (Planned Development).

I am also giving Leesman Engineering & Associates, Milhaus Development and Walnut Hills Redevelopment Foundation permission to submit a zone change application on our behalf.

Thank you for your time.

Sincerely,



Robert L. Maly
Chief Operating Officer



Port of Greater Cincinnati
DEVELOPMENT AUTHORITY

3 East Fourth Street, Suite 300
Cincinnati, Ohio 45202
513.621.3000

February 23, 2017

Mr. Alex Peppers
Planning Department – City of Cincinnati
805 Central Ave., Suite 700
Cincinnati, Ohio 45202

RE: Fire House Row Development

Dear Mr. Peppers:

I am writing you as the property owners at 732, 734 and 752 Wayne Street in support of the Walnut Hills Redevelopment Foundation and the City of Cincinnati's application for zone change to PD (Planned Development).

I am also giving Leesman Engineering & Associates, Milhaus Development and Walnut Hills Redevelopment Foundation permission to submit a zone change application on our behalf.

Thank you for your time.

Sincerely,

Darin C. Hall
Executive Vice President

Department of City Planning
Two Centennial Plaza
805 Central Ave, Suite 700
Cincinnati, Ohio 45202

City Council
City Hall
801 Plum Street
Cincinnati, OH 45202

Cincinnati Planning and Zoning Department
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, Ohio, 45202

April 20, 2017

RE: Milhaus Planned Development

To All it May Concern:

Walnut Hills Redevelopment Foundation has partnered with Milhaus to develop the site on the corner of Concord Street and McMillan Street, often called Firehouse Row. As part of this work, Milhaus has asked for support for a zone change to support their development proposal. They have presented their concept plan and shared the development statement to the Walnut Hills Redevelopment Foundation, the Walnut Hills Area Council and the Walnut Hills Business Group. The neighborhood understands the zone change is from T4N.SF-O and T4N.SF to PD (Planned Development).

The zone change to PD will allow the 1.76-acre development site to become 124 new market-rate multifamily rental housing units. It will consist of three new construction buildings, one mixed-use and two multifamily buildings. The unit mix will include studio units, one-bedroom units, and two-bedroom units. Additionally, there will be approximately 4,420 SF of Retail/Commercial space fronting E McMillan St. The remaining open area of the site will be used for landscaping, green space, and parking.

Please accept this letter as indication of joint support for the requested zone change from The Walnut Hills Area Council, the Walnut Hills Business Group, and Walnut Hills Redevelopment Foundation. This will be a positive impact to the momentum in Peeble's Corner.

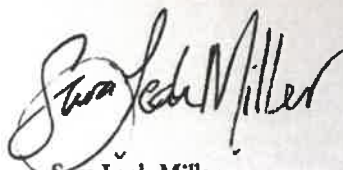
Thank you,



Kevin Wright
Executive Director
Walnut Hills Redevelopment
Foundation



Walnut Hills
Redevelopment
Foundation



Sara Leah Miller
President
Walnut Hills Area Council



area
council



Matt Cuff
President
Walnut Hills Business Group



business
group



EMAIL TO: MSDAvailability@cincinnati-oh.gov

Attn: Sewer Service Availability Desk
Metropolitan Sewer District of Greater Cincinnati
Development Services Branch
1600 Gest Street
Cincinnati, Ohio 45204

Request for Availability of Sewer Service

Building Permit #: _____

Proposed Development Site:

Street Address: Building 1 (2348 Concord Street) Municipality: Cincinnati

Auditor's Parcel Number for Primary Parcel: 0068 - 0003 - 0157

Additional Auditor's Parcel Numbers: see attached

Describe the current / prior land use (ie. commercial, residential, etc.) and any existing structures, including occupancy:
vacant land (prior homes and businesses)

Describe proposed renovation or development, including square footage, occupancy, and number of employees:

4 Story Multi-use (Apartments and Retail, Commercial and Restaurant spaces)

Proposed Development:

- ☐ Elimination of On-site Treatment System: # Single Family Residences _____ or System Size (gpd) _____
- ☐ Single Family Residence: # Residences (Not BR): _____
- ☒ Apartments / Condos / Townhomes (Circle One): # 1-BR: 50 # 2-BR: 10 # 3-BR: 5 # 4-BR: 0
- ☐ Office Building: Finished Square Footage: _____ # Employees: _____
- ☒ Retail: Finished Square Footage: 6,300 # Employees: _____
- ☐ Warehouse: Square Footage of Finished Office Space _____ # Employees (including office) _____
- ☒ Restaurant / Food Service Operation: # of Seats: 100
- ☐ School / Daycare: ☐ Elementary or Below ☐ Middle School or above: # Employees _____ # Students: _____
- ☐ Doctor / Dental Clinic: # Doctors: _____ # Staff: _____ # Patients: _____
- ☐ Veterinarian Clinic / Dog Kennel: # Staff: _____ # Runs: _____ # Cages: _____
- ☐ Hospital: # Beds: _____ # Employees: _____
- ☐ Nursing / Rest Home: # Patients: _____ # Resident Staff: _____ # Non-resident Staff: _____
- ☐ Hotel / Motel: # Rooms: _____
- ☐ Church: # Sanctuary Seats: _____ Kitchen? ☐ Yes ☐ No
- ☐ Other (describe below - include square footage, occupancy, number of parking spaces, etc. as applicable): _____

MSD USE ONLY

APD# _____

Date Processed _____

CSO# _____

SSO# _____

Pump Sta. _____

Lots of Record _____

Usage Record (gpd) _____

Allowed (gpd) _____

Proposed (gpd) _____

Change (gpd) _____

Credits Used _____

MSD USE ONLY Est. Sewage Flow

_____ gpd

_____ gpd

_____ gpd

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_____ gpd

_____ gpd

Total
Flow _____ gpd

I certify that I am the (check one) ☐ owner, ☐ developer, ☒ Engineer or Architect representing the owner, ☐ Contractor under contract with the owner or developer, ☐ plumber who is a licensed tapper under contract with the owner or developer, or ☐ other (describe) _____, and that all information provided is accurate to the best of my knowledge.

Signature: _____

Date: 2/22/17

Printed Name: Tim Dwyer

Phone: 513 702-0571

Company: Leesman Engineering

Email: email@leesmanengineering.com

Mailing Address: 4820 Glenway Ave

Cincinnati, OH 45248

Attn: Sewer Service Availability Desk
Metropolitan Sewer District of Greater Cincinnati
Development Services Branch
1600 Gest Street
Cincinnati, Ohio 45204

Request for Availability of Sewer Service

Building Permit #: _____

Proposed Development Site:

Street Address: Building 2 (2420 Concord Street) Municipality: Cincinnati

Auditor's Parcel Number for Primary Parcel: 0068 - 0003 - 0144

Additional Auditor's Parcel Numbers: see attached

Describe the current / prior land use (ie. commercial, residential, etc.) and any existing structures, including occupancy:
vacant land (prior homes and businesses)

Describe proposed renovation or development, including square footage, occupancy, and number of employees:

3 Story Apartment Building

Proposed Development:

- ☐ Elimination of On-site Treatment System: # Single Family Residences _____ or System Size (gpd) _____
- ☐ Single Family Residence: # Residences (Not BR): _____
- ☒ Apartments / Condos / Townhomes (Circle One): # 1-BR: 21 # 2-BR: 9 # 3-BR: _____ # 4-BR: 0
- ☐ Office Building: Finished Square Footage: _____ # Employees: _____
- ☐ Retail: Finished Square Footage: _____ # Employees: _____
- ☐ Warehouse: Square Footage of Finished Office Space _____ # Employees (including office) _____
- ☐ Restaurant / Food Service Operation: # of Seats: _____
- ☐ School / Daycare: ☐ Elementary or Below ☐ Middle School or above: # Employees _____ # Students: _____
- ☐ Doctor / Dental Clinic: # Doctors: _____ # Staff: _____ # Patients: _____
- ☐ Veterinarian Clinic / Dog Kennel: # Staff: _____ # Runs: _____ # Cages: _____
- ☐ Hospital: # Beds: _____ # Employees: _____
- ☐ Nursing / Rest Home: # Patients: _____ # Resident Staff: _____ # Non-resident Staff: _____
- ☐ Hotel / Motel: # Rooms: _____
- ☐ Church: # Sanctuary Seats: _____ Kitchen? ☐ Yes ☐ No _____
- ☐ Other (describe below – include square footage, occupancy, number of parking spaces, etc. as applicable): _____

MSD USE ONLY

APD# _____

Date Processed _____

CSO# _____

SSO# _____

Pump Sta. _____

Lots of Record _____

Usage Record (gpd) _____

Allowed (gpd) _____

Proposed (gpd) _____

Change (gpd) _____

Credits Used _____

MSD USE ONLY

Est. Sewage Flow

_____ gpd

_____ gpd

_____ gpd

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_____ gpd

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_____ gpd

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_____ gpd

**Total
Flow** _____ gpd

I certify that I am the (check one) ☐ owner, ☐ developer, ☒ Engineer or Architect representing the owner, ☐ Contractor under contract with the owner or developer, ☐ plumber who is a licensed tapper under contract with the owner or developer, or ☐ other (describe) _____, and that all information provided is accurate to the best of my knowledge.

Signature: _____

Date: 2/22/17

Printed Name: Tim Dwyer

Phone: 513 702-0571

Company: Leesman Engineering

Email: email@leesmanengineering.com

Mailing Address: 4820 Glenway Ave

Cincinnati, OH 45248



EMAIL TO: MSDAvailability@cincinnati-oh.gov

Attn: Sewer Service Availability Desk
Metropolitan Sewer District of Greater Cincinnati
Development Services Branch
1600 Gest Street
Cincinnati, Ohio 45204

Request for Availability of Sewer Service

Building Permit #: _____

Proposed Development Site:

Street Address: Building 3 (734 Wayne Street) Municipality: Cincinnati

Auditor's Parcel Number for Primary Parcel: 0068 - 0003 - 0081

Additional Auditor's Parcel Numbers: see attached

Describe the current / prior land use (ie. commercial, residential, etc.) and any existing structures, including occupancy:
vacant land (prior homes and businesses) and 2 existing Apartment buildings

Describe proposed renovation or development, including square footage, occupancy, and number of employees:
3 Story Apartment Building

MSD USE ONLY

APD# _____

Date Processed _____

CSO# _____

SSO# _____

Pump Sta. _____

Lots of Record _____

Usage Record (gpd) _____

Allowed (gpd) _____

Proposed (gpd) _____

Change (gpd) _____

Credits Used _____

MSD USE ONLY Est. Sewage Flow

_____ gpd

_____ gpd

_____ gpd

_____ gpd

_____ gpd

_____ gpd

_____ gpd

_____ gpd

_____ gpd

_____ gpd

_____ gpd

_____ gpd

_____ gpd

_____ gpd

_____ gpd

Total Flow _____ gpd

Proposed Development:

- ☐ Elimination of On-site Treatment System: # Single Family Residences _____ or System Size (gpd) _____
- ☐ Single Family Residence: # Residences (Not BR): _____
- ☒ Apartments / Condos / Townhomes (Circle One): # 1-BR: 16 # 2-BR: 14 # 3-BR: _____ # 4-BR: 0
- ☐ Office Building: Finished Square Footage: _____ # Employees: _____
- ☐ Retail: Finished Square Footage: _____ # Employees: _____
- ☐ Warehouse: Square Footage of Finished Office Space _____ # Employees (including office) _____
- ☐ Restaurant / Food Service Operation: # of Seats: _____
- ☐ School / Daycare: ☐ Elementary or Below ☐ Middle School or above: # Employees _____ # Students: _____
- ☐ Doctor / Dental Clinic: # Doctors: _____ # Staff: _____ # Patients: _____
- ☐ Veterinarian Clinic / Dog Kennel: # Staff: _____ # Runs: _____ # Cages: _____
- ☐ Hospital: # Beds: _____ # Employees: _____
- ☐ Nursing / Rest Home: # Patients: _____ # Resident Staff: _____ # Non-resident Staff: _____
- ☐ Hotel / Motel: # Rooms: _____
- ☐ Church: # Sanctuary Seats: _____ Kitchen? ☐ Yes ☐ No _____
- ☐ Other (describe below – include square footage, occupancy, number of parking spaces, etc. as applicable): _____

I certify that I am the (check one) ☐ owner, ☐ developer, ☒ Engineer or Architect representing the owner, ☐ Contractor under contract with the owner or developer, ☐ plumber who is a licensed tapper under contract with the owner or developer, or ☐ other (describe) _____, and that all information provided is accurate to the best of my knowledge.

Signature: _____

Date: 2/22/17

Printed Name: Tim Dwyer

Phone: 513 702-0571

Company: Leesman Engineering

Email: email@leesmanengineering.com

Mailing Address: 4820 Glenway Ave

Cincinnati, OH 45248

PARCEL #'S

BLDG 1

068-0003-0157

0158

0141

0159

0160

0162

0163

0164

0165

0166

0167

0168

0169

BLDG 2

068-0003-0144

0154

0146

0147

0148

0149

0150

BLDG 3

068-0003-0251

0073

0074

0075

0076

0077

0078

0079

0080

0081

February 28, 2017

Tim Dwyer
Leesman Engineering
4820 Glenway Avenue
Cincinnati, OH 45248



**Subject: Conditional Availability of Sewers
Apartments - (21) 1-BR & (9) 2-BR
Auditor's Parcel Number 0068-0003-0144 to -0150, & -0254
2420 Concord Street
City of Cincinnati
APD Number CMD1700038**

Dear Mr. Dwyer,

Your sewer availability request for the property referenced above has been processed and approved. Sanitary sewer service is available via connection to the existing public sewers on Lindsay Alley, subject to the following requirements and conditions:

1. All plans and construction shall comply with the latest edition of the MSD Rules and Regulations which governs the design, construction, maintenance, operation, and use of sanitary and combined sewers. This document can be downloaded from the MSD website at http://www.msdc.org/about/msd/legal_and_organizational_documents/msd-rules-regulations/.
2. In instances where the overflow rim of the lowest plumbing fixture in any proposed structure is below the elevation of the rim of the next upstream manhole in the sewer system to which the proposed structure is connected, a backwater valve shall be installed in accordance with Section 614 of the MSD Rules and Regulations.
3. A tap permit must be obtained in accordance with Section 1201 of the MSD Rules and Regulations. The sewer contractor must contact the MSD Field Office at 513.244.1369 for sewer inspection after tap permit is issued.
4. Each structure or each dwelling is to be provided with a separate water service and meter shall also be serviced by a separate and completely independent building sewer tapping into the sanitary or combined sewer system in accordance with Section 1202 of the MSD Rules and Regulations.
5. A special permit must be obtained in accordance with Section 1804 of the MSD Rules and Regulations. The sewer contractor must contact the MSD Field Office at 513.244.1369 for sewer inspection after tap permit is issued.
6. All sewer tappers making building sewer connections to the MSD sewer system shall be licensed and bonded by MSD in accordance with Section 1212 of the MSD Rules and Regulations.
7. The person to whom a tap permit or special permit is issued shall be responsible for obtaining any additional permits required to open cut any public street, road or highway from the appropriate public authority that has jurisdiction in accordance with Section 1210 of the MSD Rules and Regulations.
8. All storm and sanitary sewer flows shall be separated within the development site prior to discharging to the combined sewer system in accordance with Section 302 of the MSD Rules and Regulations.
9. Storm detention shall be provided in accordance with Section 303 of the MSD Rules and Regulations.
10. For additional site storm water requirements within the City of Cincinnati, contact the City of Cincinnati's Stormwater Management Utility (SMU) at 513.591.5050.

(Continued on Reverse Side of Page)

The conditional availability of sewer service as described in this letter is effective until February 28, 2018 and may be extended for one additional year in accordance with Article V, Section 510 of the MSD Rules and Regulations. Extension requests may be made within thirty (30) days of the expiration date of this application. Subsequent extension requests may or may not be granted depending on the availability of sewer credits, hydraulic capacity of the sewer system, and/or other factors that may affect MSD's ability to accept additional sanitary flows into our sewer system.

This determination of sewer availability is based on the best information available at this time to the Metropolitan Sewer District of Greater Cincinnati and is subject to modification or revocation resulting from regulatory action taken by the United States Environmental Protection Agency, the State of Ohio Environmental Protection Agency, from federal consent decrees, or other judicial action ordered by federal courts of the United States Government or the courts of the State of Ohio.

If you have any questions, please call Robert Franklin at 513.557.7188 or me at 513.244.1351.

Sincerely,

A handwritten signature in blue ink, appearing to read 'SP', is written over the word 'Sincerely,'.

Steven Parker, P.E.
Supervising Engineer
Development Services

SP:rjf

cc: Availability File, City of Cincinnati, Steve Briggs

February 28, 2017

Tim Dwyer
Leesman Engineering
4820 Glenway Avenue
Cincinnati, OH 45248



**Subject: Conditional Availability of Sewers
Mixed Use
Auditor's Parcel Number 0068-0003-0157 to -0169, & -0241
2438 Concord Street
City of Cincinnati
APD Number CMD1700037**

Dear Mr. Dwyer,

Your sewer availability request for the property referenced above has been processed and approved. Sanitary sewer service is available via connection to the existing public sewers on East McMillan Street or on Lindsay Alley, subject to the following requirements and conditions:

1. All plans and construction shall comply with the latest edition of the MSD Rules and Regulations which governs the design, construction, maintenance, operation, and use of sanitary and combined sewers. This document can be downloaded from the MSD website at http://www.msdc.org/about/msd/legal_and_organizational_documents/msd-rules-regulations/.
2. In instances where the overflow rim of the lowest plumbing fixture in any proposed structure is below the elevation of the rim of the next upstream manhole in the sewer system to which the proposed structure is connected, a backwater valve shall be installed in accordance with Section 614 of the MSD Rules and Regulations.
3. This development shall be subject to the requirements of Article XV of the MSD Rules and Regulations, which requires filing the appropriate Waste Discharge Permit Application as a condition of obtaining sewer service. These forms can be downloaded from the MSD website at http://www.msdc.org/customer_care/industrial_user_resources/index.html. Additional information can be obtained by contacting the MSD Division of Industrial waste at 513.557.7000.
4. A tap permit must be obtained in accordance with Section 1201 of the MSD Rules and Regulations. The sewer contractor must contact the MSD Field Office at 513.244.1369 for sewer inspection after tap permit is issued.
5. Each structure or each dwelling is to be provided with a separate water service and meter shall also be serviced by a separate and completely independent building sewer tapping into the sanitary or combined sewer system in accordance with Section 1202 of the MSD Rules and Regulations.
6. A special permit must be obtained in accordance with Section 1804 of the MSD Rules and Regulations. The sewer contractor must contact the MSD Field Office at 513.244.1369 for sewer inspection after tap permit is issued.
7. All sewer tappers making building sewer connections to the MSD sewer system shall be licensed and bonded by MSD in accordance with Section 1212 of the MSD Rules and Regulations.
8. The person to whom a tap permit or special permit is issued shall be responsible for obtaining any additional permits required to open cut any public street, road or highway from the appropriate public authority that has jurisdiction in accordance with Section 1210 of the MSD Rules and Regulations.
9. All storm and sanitary sewer flows shall be separated within the development site prior to discharging to the combined sewer system in accordance with Section 302 of the MSD Rules and regulations.

(Continued on Reverse Side of Page)

10. Storm detention shall be provided in accordance with Section 303 of the MSD Rules and Regulations.

11. For additional site storm water requirements within the City of Cincinnati, contact the City of Cincinnati's Stormwater Management Utility (SMU) at 513.591.5050.

The conditional availability of sewer service as described in this letter is effective until February 28, 2018 and may be extended for one additional year in accordance with Article V, Section 510 of the MSD Rules and Regulations. Extension requests may be made within thirty (30) days of the expiration date of this application. Subsequent extension requests may or may not be granted depending on the availability of sewer credits, hydraulic capacity of the sewer system, and/or other factors that may affect MSD's ability to accept additional sanitary flows into our sewer system.

This determination of sewer availability is based on the best information available at this time to the Metropolitan Sewer District of Greater Cincinnati and is subject to modification or revocation resulting from regulatory action taken by the United States Environmental Protection Agency, the State of Ohio Environmental Protection Agency, from federal consent decrees, or other judicial action ordered by federal courts of the United States Government or the courts of the State of Ohio.

If you have any questions, please call Robert Franklin at 513.557.7188 or me at 513.244.1351.

Sincerely,

A handwritten signature in blue ink, appearing to read 'S. Parker', is written over the word 'Sincerely,'.

Steven Parker, P.E.
Supervising Engineer
Development Services

SP:rjf

cc: Availability File, City of Cincinnati, Steve Briggs

February 28, 2017

Tim Dwyer
Leesman Engineering
4820 Glenway Avenue
Cincinnati, OH 45248



**Subject: Conditional Availability of Sewers
Apartments - (16) 1-BR & (14) 2-BR
Auditor's Parcel Number 0068-0003-0073 to -0081, & -0251
734 Wayne Street
City of Cincinnati
APD Number CMD1700039**

Dear Mr. Dwyer,

Your sewer availability request for the property referenced above has been processed and approved. Sanitary sewer service is available via connection to the existing public sewers on Lindsay Alley or on Kenton Street, subject to the following requirements and conditions:

1. All plans and construction shall comply with the latest edition of the MSD Rules and Regulations which governs the design, construction, maintenance, operation, and use of sanitary and combined sewers. This document can be downloaded from the MSD website at http://www.msdc.org/about_msd/legal_and_organizational_documents/msd-rules-regulations/.
2. In instances where the overflow rim of the lowest plumbing fixture in any proposed structure is below the elevation of the rim of the next upstream manhole in the sewer system to which the proposed structure is connected, a backwater valve shall be installed in accordance with Section 614 of the MSD Rules and Regulations.
3. A tap permit must be obtained in accordance with Section 1201 of the MSD Rules and Regulations. The sewer contractor must contact the MSD Field Office at 513.244.1369 for sewer inspection after tap permit is issued.
4. Each structure or each dwelling is to be provided with a separate water service and meter shall also be serviced by a separate and completely independent building sewer tapping into the sanitary or combined sewer system in accordance with Section 1202 of the MSD Rules and Regulations.
5. A special permit must be obtained in accordance with Section 1804 of the MSD Rules and Regulations. The sewer contractor must contact the MSD Field Office at 513.244.1369 for sewer inspection after tap permit is issued.
6. All sewer tappers making building sewer connections to the MSD sewer system shall be licensed and bonded by MSD in accordance with Section 1212 of the MSD Rules and Regulations.
7. The person to whom a tap permit or special permit is issued shall be responsible for obtaining any additional permits required to open cut any public street, road or highway from the appropriate public authority that has jurisdiction in accordance with Section 1210 of the MSD Rules and Regulations.
8. All storm and sanitary sewer flows shall be separated within the development site prior to discharging to the combined sewer system in accordance with Section 302 of the MSD Rules and Regulations.
9. Storm detention shall be provided in accordance with Section 303 of the MSD Rules and Regulations.
10. For additional site storm water requirements within the City of Cincinnati, contact the City of Cincinnati's Stormwater Management Utility (SMU) at 513.591.5050.

(Continued on Reverse Side of Page)

The conditional availability of sewer service as described in this letter is effective until February 28, 2018 and may be extended for one additional year in accordance with Article V, Section 510 of the MSD Rules and Regulations. Extension requests may be made within thirty (30) days of the expiration date of this application. Subsequent extension requests may or may not be granted depending on the availability of sewer credits, hydraulic capacity of the sewer system, and/or other factors that may affect MSD's ability to accept additional sanitary flows into our sewer system.

This determination of sewer availability is based on the best information available at this time to the Metropolitan Sewer District of Greater Cincinnati and is subject to modification or revocation resulting from regulatory action taken by the United States Environmental Protection Agency, the State of Ohio Environmental Protection Agency, from federal consent decrees, or other judicial action ordered by federal courts of the United States Government or the courts of the State of Ohio.

If you have any questions, please call Robert Franklin at 513.557.7188 or me at 513.244.1351.

Sincerely,

A handwritten signature in blue ink, appearing to read 'S. Parker', is written over the word 'Sincerely,'.

Steven Parker, P.E.
Supervising Engineer
Development Services

SP:rjf

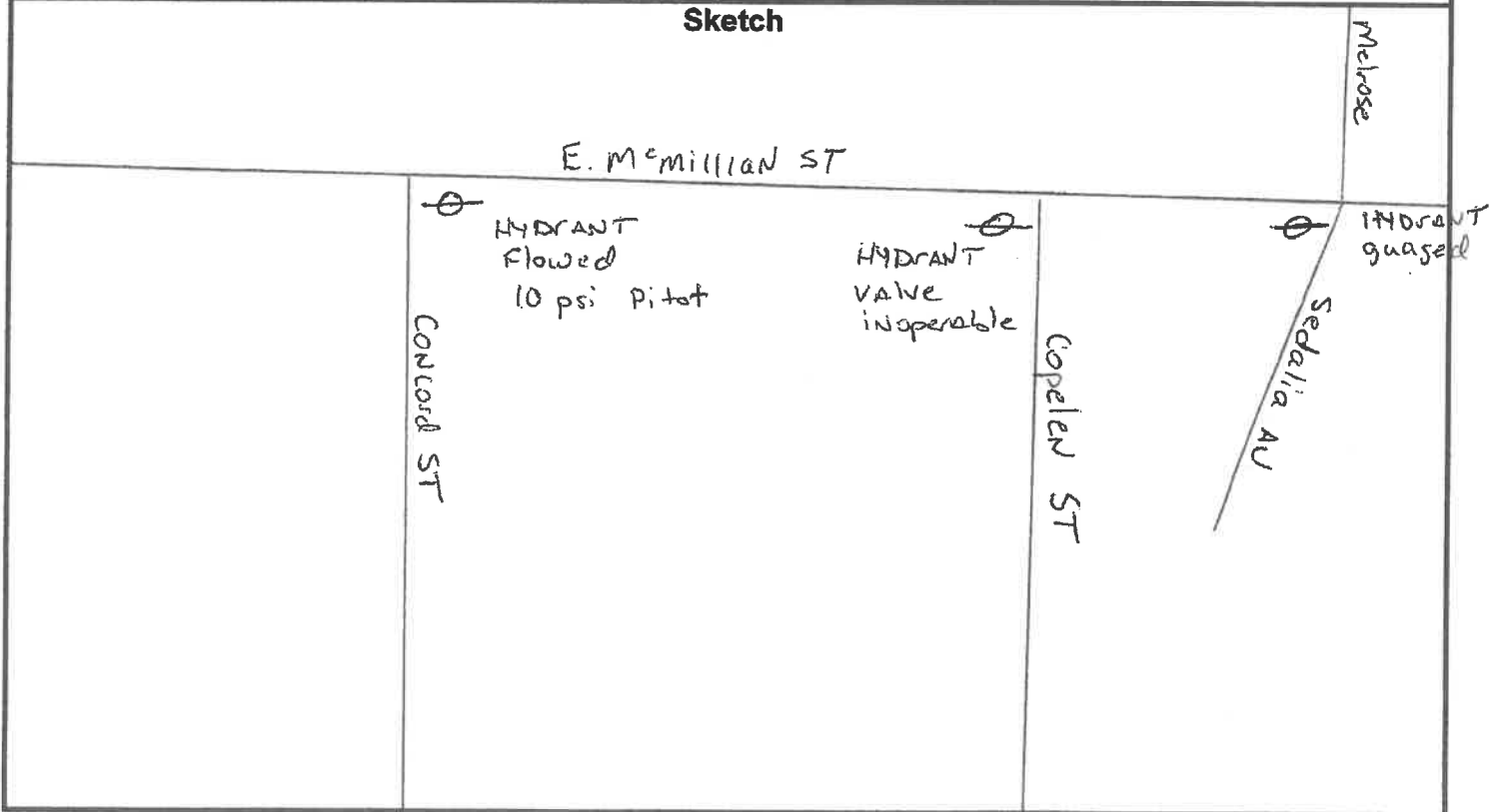
cc: Availability File, City of Cincinnati, Steve Briggs

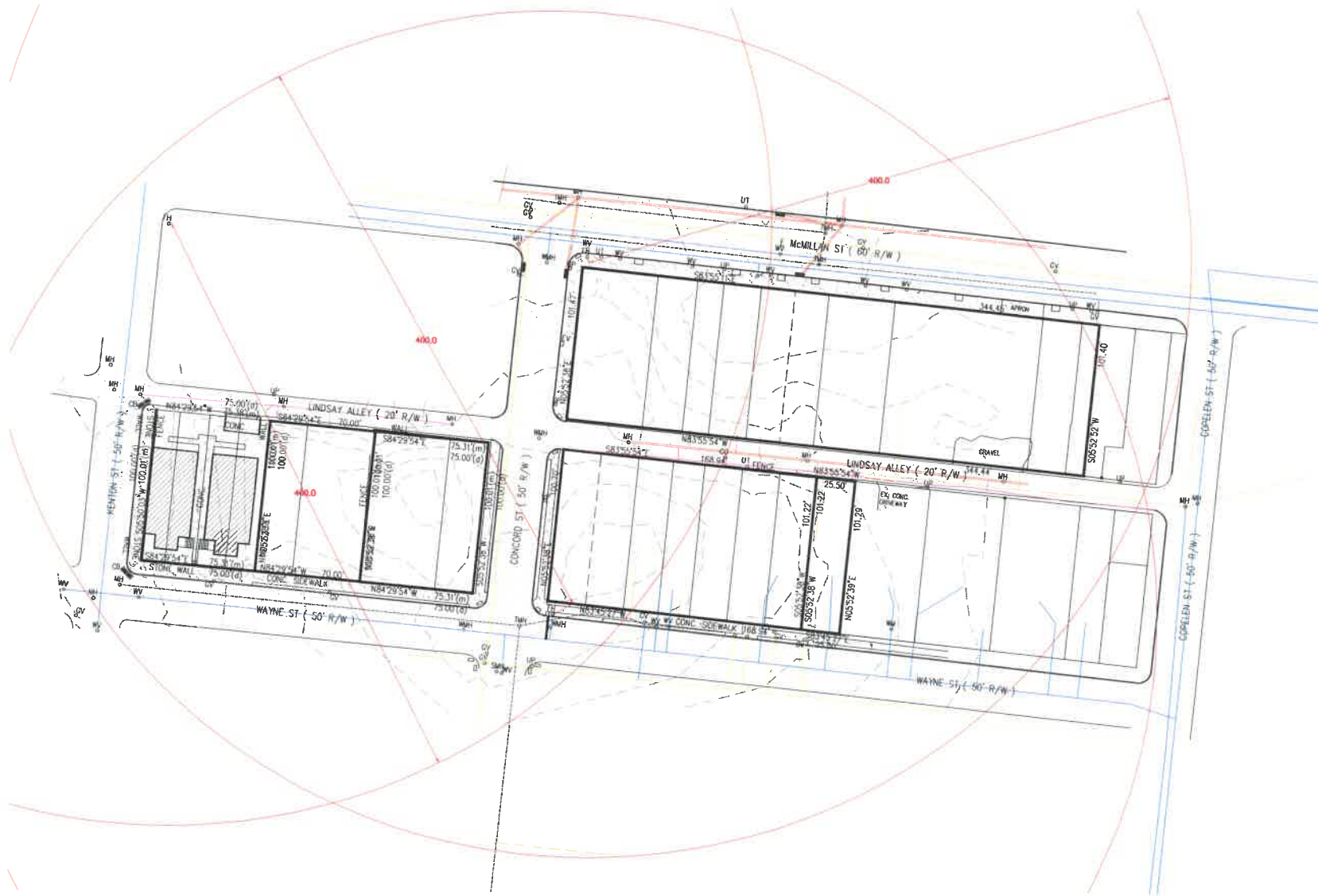
Fire Hydrant Flow Test

Location: E. McMillian St. and Concord St.	Requesting Agency: Leesman	Date: 3/2/2017	Sheet & Item
	Performed By Survey Crew: K&M Fire Protection	Time Flow 9:00pm Test:	

Test	Pressures		Nozzles Flowing		Pitot Press	Sq Rt Pitot	GPM	Remarks
	Static	Resid	No.	Size				Street Address Hydrant Flowed/Gauged
1	44	42	1	2.500	10	3.162	534	Flowed: Hydrant #1
								Gauged: Hydrant #2
		20					2042	Available GPM - Fire Flow
2			1			0.000	0	Flowed:
								Gauged:
		20					#####	Available GPM - Fire Flow
3			1	2.375		0.000	0	Flowed:
								Gauged:
		20					#####	Available GPM - Fire Flow
4			1	2.375		0.000	0	Flowed:
								Gauged:
		20					#####	Available GPM - Fire Flow
			1	2.375		0.000	0	Flowed:
								Gauged:
		20					#####	Available GPM - Fire Flow

Sketch





Peppers, Alex

From: Kelly, Martha
Sent: Monday, April 24, 2017 3:24 PM
To: Peppers, Alex
Cc: Jordan, Diego; Andrews, Matthew; Heilman, Morgan; Strunc, Angie; Williams, Bryan (Urban Planning)
Subject: RE: [EXT] PD Request

Alex,

DOTe and other Departments had concerns about the design of the Firehouse Row during a recent Predevelopment meeting. From this latest site plan, it is clear that they have amended the plan to accommodate those items. The most important issue for DOTe was the need to retain the alley, which was originally planned for vacation. We are pleased with this change, but have a few other items that we will list below. While these may not impact the ability to obtain a zone change, they are important to the design as it progresses:

1. The plan shows approximate on-street parking numbers. On-street parking should not be considered in the accounting of spaces for the development. As we discussed in the Predevelopment meeting, there will be few opportunities for parking on Concord given the alley and the driveways into the development. Sight distance must be maintained for exiting vehicles, and for queuing at the traffic signal at McMillan. Also, the parking on the south side of McMillan is restricted from 3:00 to 6:00 PM weekdays to accommodate increased traffic during the PM peak travel times. We have also discussed a potential marked crosswalk across McMillan at the west curb of Chatham, which will require restricted parking for visibility.
2. The location of the trash enclosure on the southwest corner of Concord and Lindsay Alley may create an obstruction for drivers in the ally and the view of pedestrians along Concord. Even with fencing, this location seems inappropriate on the through street.
3. There is no buffer shown between the parking spaces and the alley for buildings all buildings. There must be some space and preferably a fence to ensure drivers do not overhang or exit into the alley.
4. The plan has notes for sidewalk surrounding the buildings as "existing concrete sidewalk". Since sidewalk is the responsibility of the adjacent property owner, and large portions of the block are being rebuilt, DOTe recommends that all sidewalk is replaced with the current ADA standard of five feet minimum width. We recognize that the sidewalk along McMillan will likely be built to reflect the NBD streetscape design, which may be a part of this housing project or a separate project by DCED. But the sidewalk/streetscape should be built for opening day of the building.
5. There is obviously no detail given for grades, particularly for the alleys. DOTe will expect to review these items with the designer to ensure adequate drainage and design.

We appreciate the opportunity to comment. Please let me know if you have any questions or concerns.

Martha Kelly, P.E., Principal Engineer, Transportation Planning
City of Cincinnati, Department of Transportation and Engineering
801 Plum Street, Room 450
Cincinnati, Ohio 45202
(513) 352-3648

"Providing a safe and balanced transportation system that supports neighborhood livability and economic vitality."



Mail Drop EF363
Distribution Design
Attn: Rob Miller
PO Box 960
Cincinnati, Oh 45273-9062

513.419.1536
513.543.8745
513.419.1561

April 26, 2017

Timothy M. Dwyer
Leesman Engineering & Associates, Inc.
4820 Glenway Ave
Cincinnati, Oh 45238

Subject: Gas & Electric Availability

Dear Timothy:

We have investigated the availability of providing gas and electric service for 2438 Concord, 2420 Concord, and 734 Wayne Street in Cincinnati, Ohio.

Please be advised that Duke Energy Ohio, Inc. serves this area, and that gas and electric service would be provided in accordance with the Company's existing rules and regulations at the time the utility plan is presented.

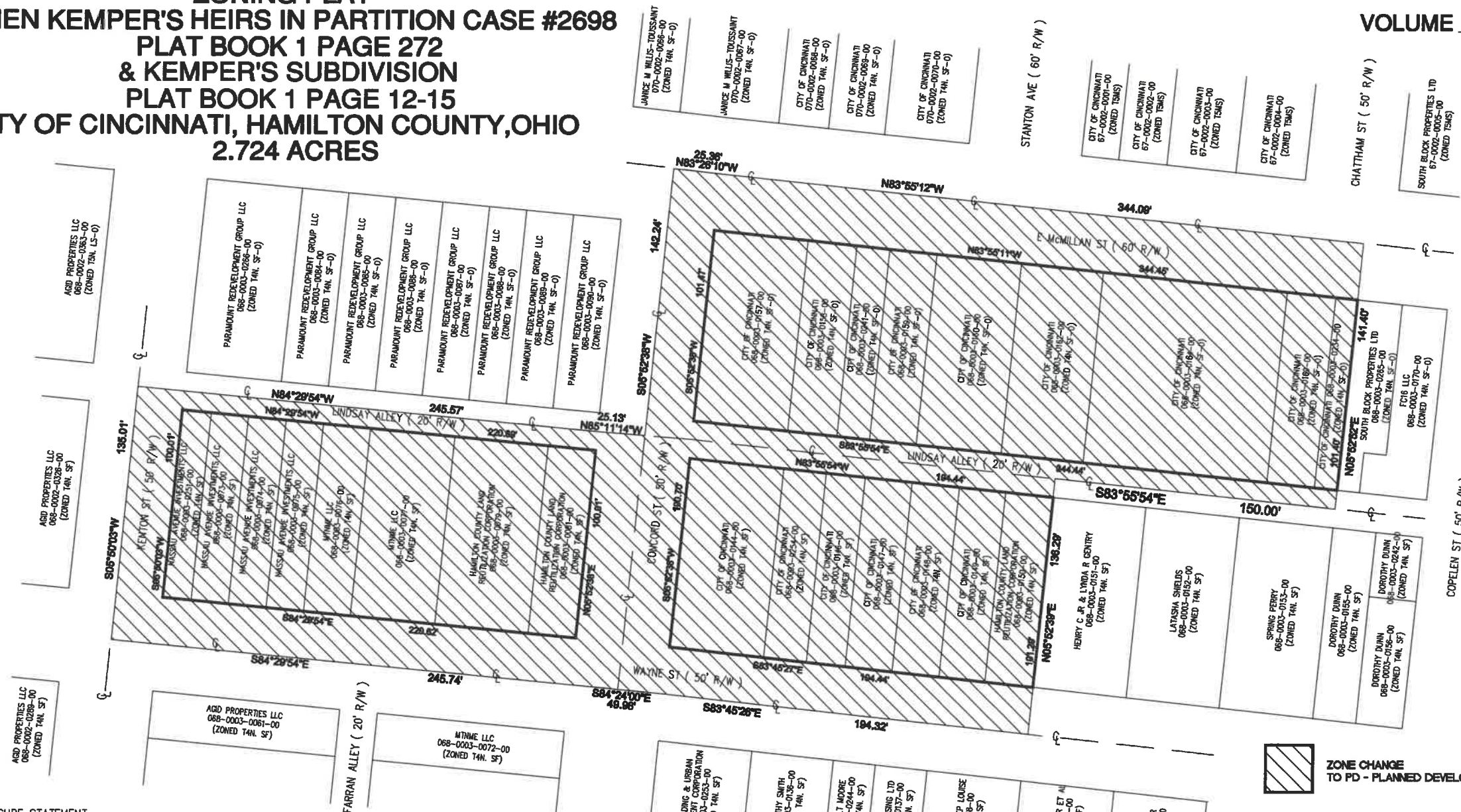
Sincerely,

A handwritten signature in blue ink, appearing to read 'Rob Miller', with a stylized flourish at the end.

Rob Miller
Customer Project Coordinator
513-543-8745

ZONING PLAT **STEPHEN KEMPER'S HEIRS IN PARTITION CASE #2698** **PLAT BOOK 1 PAGE 272** **& KEMPER'S SUBDIVISION** **PLAT BOOK 1 PAGE 12-15** **CITY OF CINCINNATI, HAMILTON COUNTY, OHIO** **2.724 ACRES**

VOLUME ____ PAGE ____



ZONE CHANGE CLOSURE STATEMENT

North: 415480.8451 East: 1403444.3498
 Line Course: N 83-55-12 W Length: 344.09
 North: 415517.2900 East: 1403102.1932
 Line Course: N 83-26-10 W Length: 25.36
 North: 415520.1891 East: 1403076.9980
 Line Course: S 05-52-38 W Length: 142.24
 North: 415378.6978 East: 1403062.4333
 Line Course: N 85-11-14 W Length: 25.13
 North: 415380.8062 East: 1403037.3919
 Line Course: N 84-29-54 W Length: 245.57
 North: 415404.3501 East: 1402792.9493
 Line Course: S 05-50-03 W Length: 135.01
 North: 415270.0346 East: 1402779.2251
 Line Course: S 84-29-54 E Length: 245.74
 North: 415246.4747 East: 1403023.8336
 Line Course: S 84-24-00 E Length: 49.98
 North: 415241.5977 East: 1403073.5742
 Line Course: S 83-45-26 E Length: 194.32
 North: 415220.4667 East: 1403266.7446
 Line Course: N 05-52-39 E Length: 136.29
 North: 415356.0433 East: 1403280.7010
 Line Course: S 83-55-54 E Length: 150.00
 North: 415340.1864 East: 1403429.8613
 Line Course: N 05-52-52 E Length: 141.40
 North: 415480.8451 East: 1403444.3498

Perimeter: 1835.15 Area: 118,641 sq.ft. 2.724 acres

PARCEL CLOSURE STATEMENT

North: 415386.5457 East: 1403088.3733
 Line Course: S 83-55-54 E Length: 344.44
 North: 415350.1338 East: 1403430.8859
 Line Course: N 05-52-52 E Length: 101.40
 North: 415451.0028 East: 1403441.2759
 Line Course: N 83-55-11 W Length: 344.45
 North: 415487.4867 East: 1403098.7638
 Line Course: S 05-52-38 W Length: 101.47
 North: 415386.5457 East: 1403088.3733

Perimeter: 891.77 Area: 34,940 sq.ft. 0.802 acres

PARCEL CHANGE CLOSURE STATEMENT

North: 415366.6507 East: 1403086.3253
 Line Course: S 05-52-38 W Length: 100.70
 North: 415266.4784 East: 1403076.0138
 Line Course: S 83-45-27 E Length: 194.44
 North: 415245.3353 East: 1403269.3046
 Line Course: N 05-52-39 E Length: 101.29
 North: 415346.0959 East: 1403279.6770
 Line Course: N 83-55-54 W Length: 194.44
 North: 415366.6507 East: 1403086.3253

Perimeter: 590.88 Area: 19,638 sq.ft. 0.451 acres



BASIS OF BEARINGS:

BEARINGS ARE BASED UPON STATE PLANE
 COORDINATES OHIO SOUTH ZONE (NAD
 83), ODOT VRS CORRS. SYSTEM.

PARCEL CHANGE CLOSURE STATEMENT

North: 415392.0049 East: 1402816.8180
 Line Course: S 05-50-03 W Length: 100.01
 North: 415292.5087 East: 1402806.6516
 Line Course: S 84-29-54 E Length: 220.62
 North: 415271.3575 East: 1403026.2518
 Line Course: N 05-52-38 E Length: 100.01
 North: 415370.8465 East: 1403036.4930
 Line Course: N 84-29-54 W Length: 220.69
 North: 415392.0049 East: 1402816.8180

Perimeter: 641.34 Area: 22,068 sq.ft. 0.507 acres



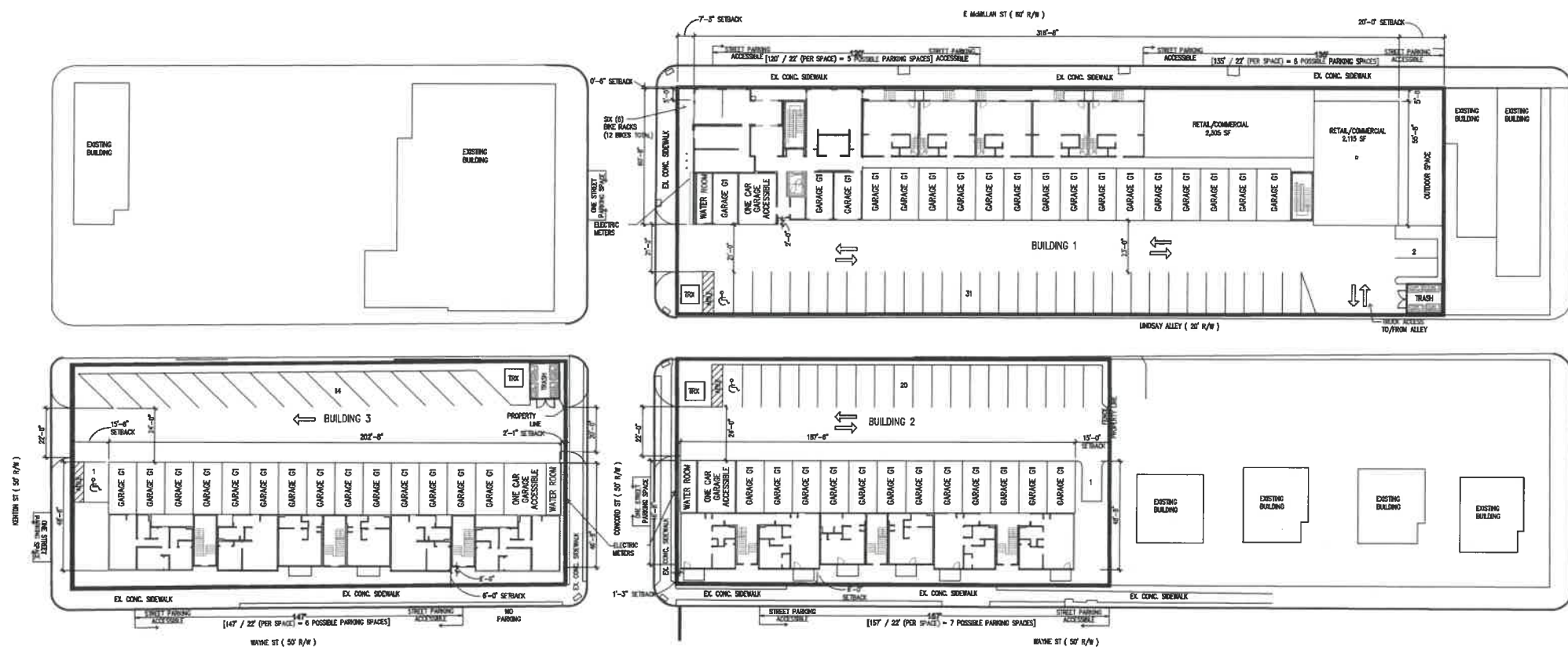
STEVEN J. LEESMAN OH. P.L.S. NO. 8352

FEB. 22, 2017
 DATE

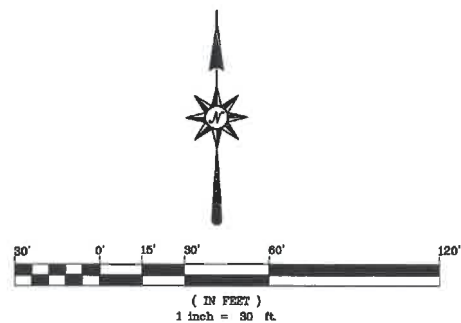
SCALE 1"=40'
 DATE: FEB. 22, 2017

ZONING PLAT
2.724 ACRES

LEESMAN ENGINEERING & ASSOC.
 ENGINEERING, SURVEYING, PLANNING 513/417-0420
 2720 TOPICILLS, CINCINNATI, OHIO 45248



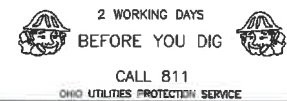
DENSITY CALCULATIONS			
	BUILDING 1	BUILDING 2	BUILDING 3
SQ. FOOTAGE	17,779	8,489	9,719
LOT AREA (SF)	34,940	19,638	22,068
F.A.R.	0.51	0.43	0.44
IMPERVIOUS (SF)	32,085	16,923	18,654
I.S.R.	0.92	0.86	0.85



SITE PARKING SUMMARY (8.5' x 19' SPACES)				
	BUILDING 1	BUILDING 2	BUILDING 3	TOTAL
GARAGE	18	12	14	44
SURFACE	32	20	14	66
ACCESSIBLE				
GARAGE	1	1	1	3
SURFACE	1	1	1	3
TOTAL	2	2	2	6
TOTAL	52	34	30	116

STREET PARKING SUMMARY				
	BUILDING 1	BUILDING 2	BUILDING 3	TOTAL
ABUTTING	11	8	7	26
TOTAL				26

BIKE PARKING	
INTERIOR	49
EXTERIOR	12
TOTAL	61



PROPOSED DEVELOPMENT FOR:
MILHAUS: FIREHOUSE ROW
 WALNUT HILLS CINCINNATI, OHIO
LEESMAN ENGINEERING & ASSOC.
 ENGINEERING, SURVEYING, PLANNING
 2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513-417-0420

SJL
 engineers

DRAWING TITLE

CONCEPT
 PLAN

PROJ. NO.	DATE
FIREHOUSE	4/20/17
DRAWN	CHECKED
TMD	SJL

DRAWING NO.

C1

NO.	DESCRIPTION	BY	DATE
1	REVISIONS AND/OR ISSUES		

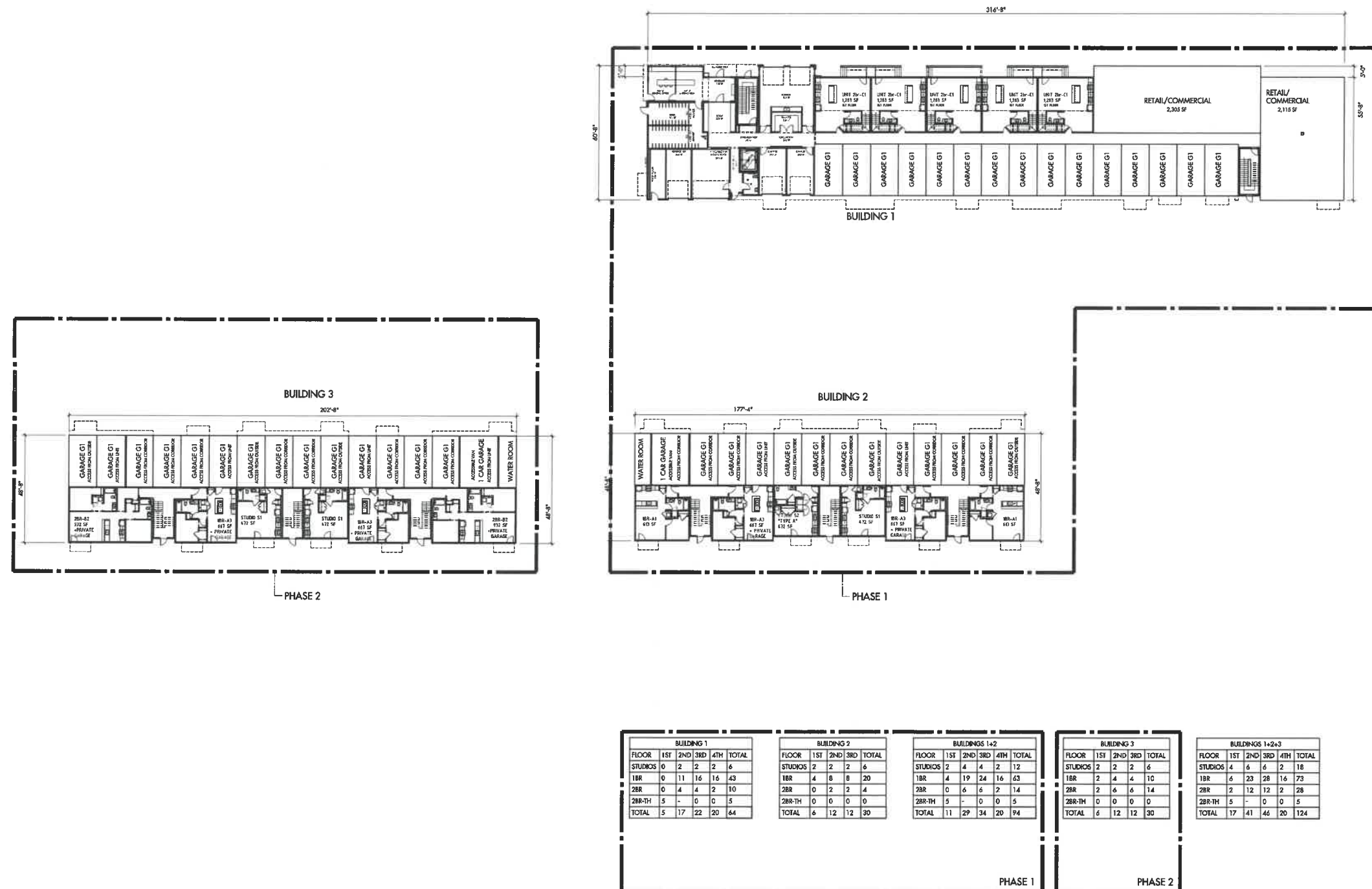


ARCHITECT

MACHINE

OWNER

MILHAUS DEVELOPMENT
101 BORNHILL DRIVE
ROSELAND, NJ 07068
908-261-0000
www.milhaus.com

[illegible]

VERIFICATION

PRELIMINARY
NOT FOR CONSTRUCTION

WALNUT HILLS
MCMILLAN
13 E. MONROE ST
206 CINCINNATI, OH

CONCEPT PLANS
20.2017
1ST FLOOR PLANS

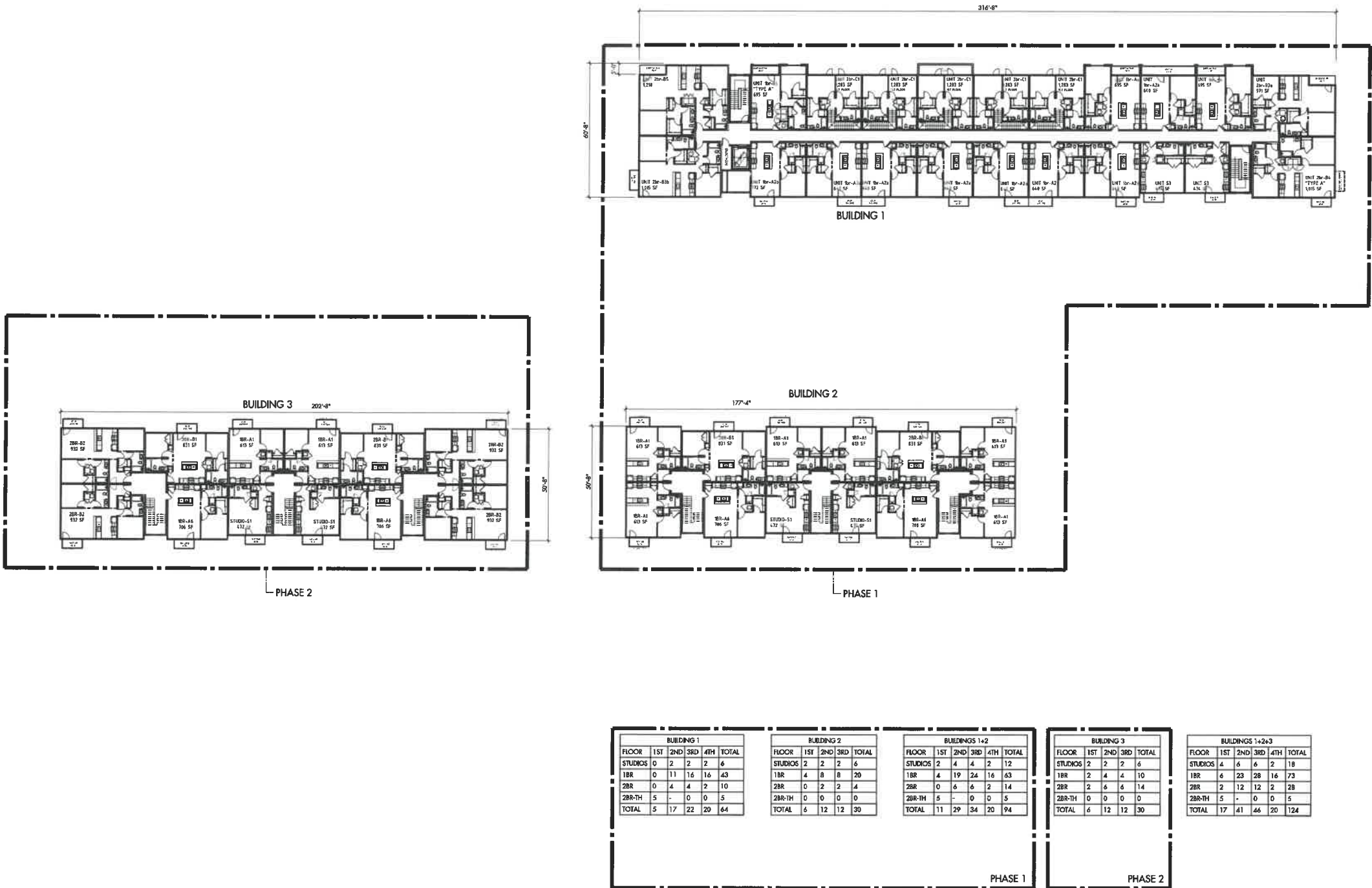
FIRST FLOOR PLAN
SCALE: 1"=20'-0"

A101



ARCHITECT
BACCHINI
10000 E. 12TH AVE.
DENVER, CO 80231
(303) 751-1100

OWNER
MCMILLAN DEVELOPMENT
10000 E. 12TH AVE.
DENVER, CO 80231
(303) 751-1100



BUILDING 1						BUILDING 2						BUILDINGS 1+2						BUILDING 3						BUILDINGS 1+2+3					
FLOOR	1ST	2ND	3RD	4TH	TOTAL	FLOOR	1ST	2ND	3RD	4TH	TOTAL	FLOOR	1ST	2ND	3RD	4TH	TOTAL	FLOOR	1ST	2ND	3RD	4TH	TOTAL	FLOOR	1ST	2ND	3RD	4TH	TOTAL
STUDIOS	0	2	2	2	6	STUDIOS	2	4	2	2	6	STUDIOS	2	4	4	2	12	STUDIOS	4	6	6	2	18	STUDIOS	4	6	6	2	18
1BR	0	11	16	16	43	1BR	4	8	8	8	20	1BR	4	19	24	16	63	1BR	2	4	4	4	10	1BR	6	23	28	16	73
2BR	0	4	4	2	10	2BR	0	2	2	2	4	2BR	0	6	6	2	14	2BR	2	6	6	6	14	2BR	2	12	12	2	28
2BR+TH	5	-	0	0	5	2BR+TH	0	0	0	0	0	2BR+TH	5	-	0	0	5	2BR+TH	0	0	0	0	0	2BR+TH	5	-	0	0	5
TOTAL	5	17	22	20	64	TOTAL	6	12	12	12	30	TOTAL	11	29	34	20	94	TOTAL	6	12	12	12	30	TOTAL	17	41	46	20	124

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PRELIMINARY
NOT FOR CONSTRUCTION

WALNUT HILLS
MCMILLAN
743 E. MCMILLAN ST.
43504 CINCINNATI, OH

CONCEPT PLANS
04.20.2017
REV
2ND FLOOR

SECOND FLOOR PLAN
SCALE: 1"=20'-0"



A102



OWNER
MILHAUS DEVELOPMENT
 4001 SCD BL. #1040
 PLEASANTON, CA 94566
 925.799.6000
 WWW.MILHAUS.COM



CERTIFICATION

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**WALNUT HILLS
MCMILLAN**
743 E. MCMILLAN ST
45206 CINCINNATI, OH

CONCEPT PLANS
04.20.2017
3RD FLOOR

THIRD FLOOR PLAN

A103





ARCHITECT
BRACHINI
14000 E. 14TH AVE.
DENVER, CO 80232-1000
303.733.1000
www.brachini.com

OWNER
MCMILLAN DEVELOPMENT
14000 E. 14TH AVE.
DENVER, CO 80232-1000
303.733.1000
www.mcmillan-dev.com



BUILDING 1 CONCORD ST ELEVATION

SCALE 3/32"=1'-0"



BUILDING 1 ELEVATION FROM PARKING

SCALE 3/32"=1'-0"



BUILDING 1 E MCMILLAN ST ELEVATION

SCALE 3/32"=1'-0"

ALL DIMENSIONS SHOWN ON THESE PLANS
ARE BASED ON THE 2017 IBC CODES AND
SHOULD BE USED AS A GUIDE ONLY. THE
DESIGNER SHALL BE RESPONSIBLE FOR
VERIFYING ALL DIMENSIONS AND
COORDINATING WITH THE
CONSTRUCTION TEAM.

DATE: 08/14/2018

REVISION:

PRELIMINARY
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WALNUT HILLS
MCMILLAN
743 E. MCMILLAN ST
45204 CONCORD, OH

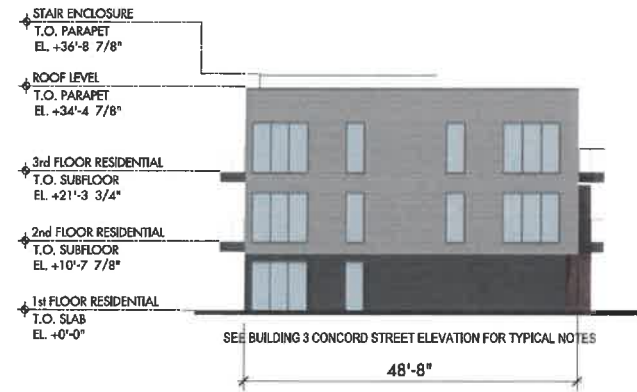
CONCEPT PLANS
04.20.2017
EXTERIOR ELEVATIONS (COLOR)
BUILDING 1

A301



ARCHITECT
WACKBINE
1100 W. 10TH ST., SUITE 100
CHICAGO, IL 60607
TEL: 312.526.1000
WWW.WACKBINE.COM

OWNER
MCMILLAN DEVELOPMENT
743 E. MCALLISTON ST.
CHICAGO, IL 60605
TEL: 312.526.1000
WWW.MCMILLANDEV.COM



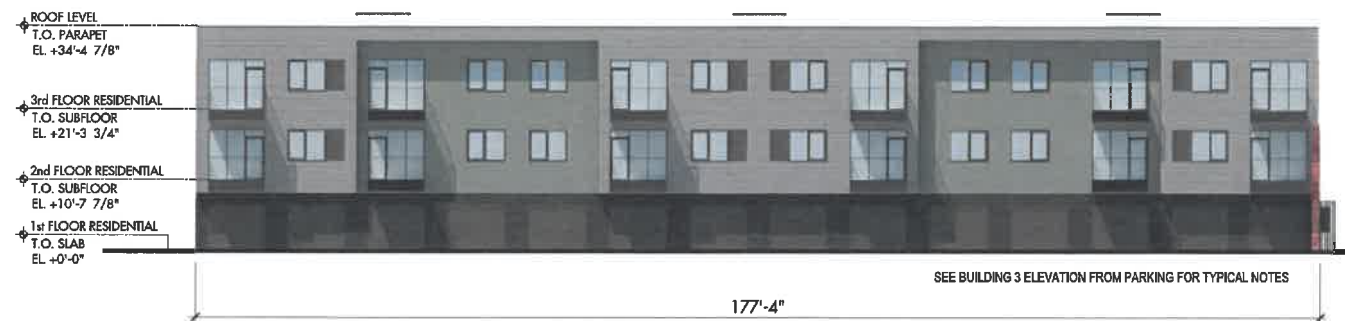
BUILDING 2 CONCORD ST ELEVATION
SCALE 3/32"=1'-0"



BUILDING 2 SIDE SELEVATION
SCALE 3/32"=1'-0"



BUILDING 2 WAYNE ST ELEVATION
SCALE 3/32"=1'-0"



BUILDING 2 ELEVATION FROM PARKING
SCALE 3/32"=1'-0"

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CERTIFICATION

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**WALNUT HILLS
MCMILLAN**
743 E. MCALLISTON ST.
CHICAGO, IL 60605

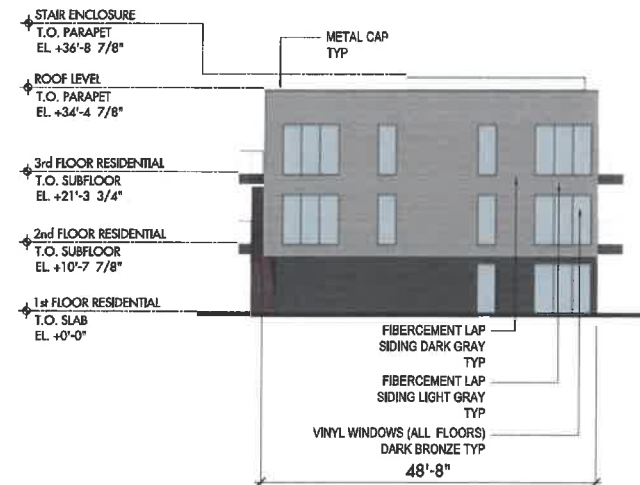
CONCEPT PLANS
04.20.2017
REV
EXTERIOR ELEVATIONS (COLOR)
BUILDING 2

A302

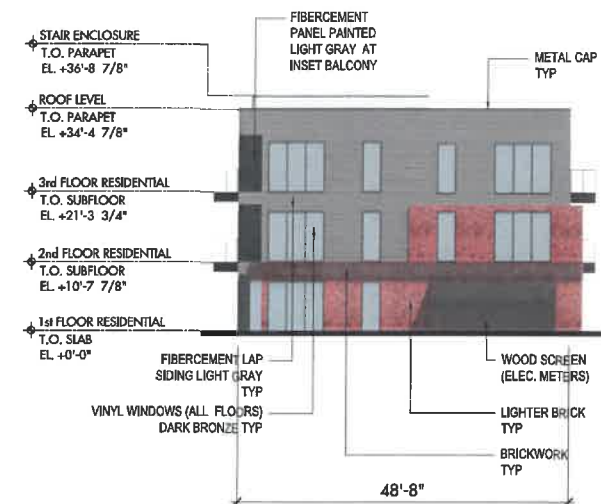


ARCHITECT
WACHNE
10000 N. 10TH AVE.
SUITE 200
DENVER, CO 80231
303.733.1100
www.wachne.com

OWNER
MELBAUS DEVELOPMENT
10000 N. 10TH AVE.
SUITE 200
DENVER, CO 80231
303.733.1100
www.melbaus.com



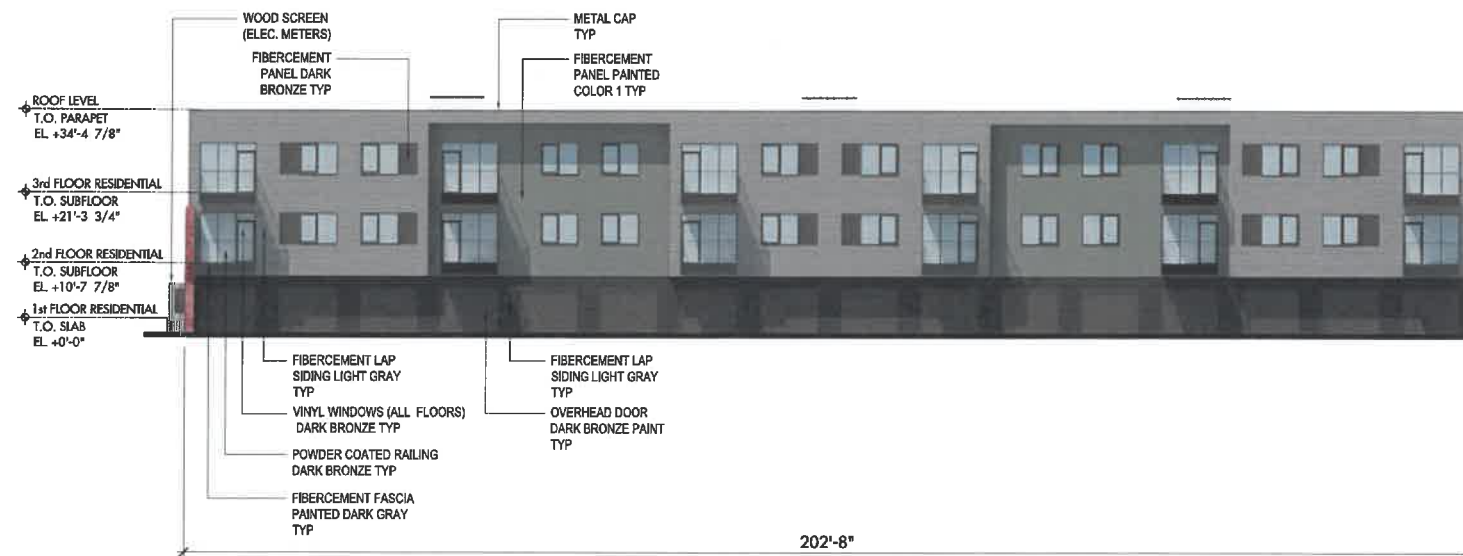
BUILDING 3 CONCORD ST ELEVATION
SCALE 3/32"=1'-0"



BUILDING 3 KENTON ST ELEVATION
SCALE 3/32"=1'-0"



BUILDING 3 WAYNE ST ELEVATION
SCALE 3/32"=1'-0"



BUILDING 3 ELEVATION FROM PARKING
SCALE 3/32"=1'-0"

CONCEPT PLANS
04.20.2017
EXTERIOR ELEVATIONS (COLOR)
SUBMIT 3

PRELIMINARY
NOT FOR CONSTRUCTION

**WALNUT HILLS
MCMILLAN**
743 E. MCILLAN ST.
45204 CINCINNATI, OH

CONCEPT PLANS
04.20.2017
EXTERIOR ELEVATIONS (COLOR)
SUBMIT 3

A303